







Ryde Town Hall: Stage 3 Feasibility Study and Business Case



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> On behalf of: Regeneration Team Isle of Wight Council County Hall Newport Isle of Wight PO30 1UD

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## Introduction 1.0

## Introduction 1.1

Ryde Town hall is located on Lind Street, central Ryde. It is Grade II listed and is currently in private ownership, having been sold by the Isle of Wight Council in 2003 to Phantom Production Ltd (Gibraltar).

The building comprises approximately 1500m2 of accommodation spread over single, two and three storey elements, with a central colonnade, pediment and clocktower giving it a significant civic presence within the town.

Originally constructed in 1831, the building subsequently underwent a number of significant alterations and extensions. It now contains a first floor Theatre with a capacity of 500, a bar, offices at ground floor, a war memorial, and Council Chamber. The building is in a poor state of repair, and in recent months has attracted anti-social behaviour and significant levels of vandalism.

HCC Property Services have been commissioned by the Isle of Wight HAZ Regeneration Team to provide advice on the feasibility of acquiring and developing Ryde Town hall into a financially viable cultural landmark and workspace for Ryde.

## **Brief and Outline Scope of Study** 1.2

This report explores potential options for alterations based on local need and financial viability within the constraints of its status as Grade II listed building.

The report tests the viability of various functions within the building, including Flexible event spaces, a Media Centre, Café, NHS functions, Library Services, Micro-Brewery, residential use, and develops and tests proposals put forward by the Ryde Empty Buildings Group in the 2019 Feasibility Study "CREATIVE RYDE: ACQUIRING AND DEVELOPING RYDE TOWN HALL AS A LANDMARK CULTURAL CENTRE" The report includes a market appraisal and assessment of costs and income for each option.

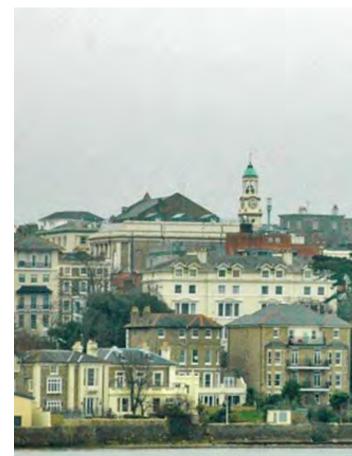


Fig 1.1 The Town Hall viewed from the Solent.



## **Ryde Town Hall: Existing Building Analysis** 2.0

## 2.1 **Conservation Statement**

Ryde Town Hall is Grade II listed and is described by Historic England as follows:

"Originally a Market House with the Council Chamber above. 1830/1831, restored after a fire in 1933. Architect James Sanderson. Coursed stone cut in imitation of bricks. The ground floor of the original portion has a portico built across the pavement consisting of four round Doric columns flanked by two heavy flattened, cemented and rusticated archways, one on each side and also across the pavement. Entablature above this. Above the latter similar portico of four Ionic columns with iron railings flanked by two small solid portions (con-taining staircases), which are flanked by Doric pilasters and contain one round-headed window each, with smaller pilasters and architraves over. Behind the portico on the first floor three large sash windows in architrave surrounds and on the ground floor three round-headed doorways with semi-circular fanlights. Cornice and parapet above the buildings, with piers at corners and paired, flanking pediment over portico. Small tower above in three stages. The lower portion square with slightly projecting bay to each face flanked by Doric pilasters and containing segment headed window in moulded surround. The corners have wrap round Doric pilasters, Greek Key frieze and cornice, blocking course with urns above angles: rather Soanian. The middle section has a clock face each side with the cornice arched over and the angles levelled and slightly recessed. The whole is surmounted by a cupola of eight composite columns with a copper dome crowned by a weathervane. A two storeyed extension of the later C19 in similar style to the East. Square headed arcading to ground floor with banded rustication, eight recessed tripartite windows. First floor windows set in stuccoed arched recesses with moulded arches over on acanthus leaf decorated imposts. One storey addition of five windows to West.

Listing NGR: SZ5906092617 "



Fig 2.1.1 Town Hall South Elevation - as constructed in 1831

A report on the development history of the building was carried out by Historic England, and is contained within Appendix A. Please also refer to the following summary timeline and drawing no. A-2052, describing the development history of the building.

1300	'La Ride' Ryde (fishing village) first seen in red
1341	Ryde is listed as one of the three entry points
1830/31	The Market Place and Town Hall were erecte James Sanderson. The cope stone was laid fo
1840	An application was granted for the Magistrat
1844	First Horticultural Exhibition in Ryde Town Ha
1868	The Town Hall was extended, and the clock to
1868	The first meeting of the Borough Council was
1869	The School of Art was established by Mr Benj the school was derived from fees, and from t Kensington. Eventually a purpose built Art Sc cottage at the Star Street end of George Street
1933	On 6th June, a fire in the Town Hall cause ext halls were officially re-opened on 1st June, 19
1902	A glass canopy was added to the South eleva
1990	Conversion of the main hall into a theatre an sound and projection box as well as refurbish was renamed the Ryde Theatre.
2010	Building closed and put up for sale.
2013	Building sold to Private owner and has since l

ecords.

ts to the Island.

ed in Lind Street. The design of the building was by or Ryde Town Hall 1 June

tes to hold Petty Sessions in the Town Hall.

fall 3 July.

tower was added.

as held in the Town Hall on the 22nd December.

niamin Barrow, in rooms in the Town Hall. Income for the Department of Science and Arts in South chool was designed and erected on the site of an old eet, where the Library now stands.

tensive damage. After extensive reconstruction The 934, by the Mayor, Alderman E. Hayden.

ation but was removed in 1950

nd cinema, with a large raked balcony that included a hed dressing rooms, a new bar and box office. Building

been closed.

Historic England set out their assessment criteria in the 2008 Publication Conservation Principles, Policies and Guidance, which requires a thorough analysis of the site, based on a number of values; Evidential, Historic, Aesthetic and Communal. Any proposals must assess the impact on the each of these values.

Evidential Value: With regard to visible evidence, in spite of its current condition, Ryde Town Hall presents a good example of Victorian Public architecture, and the retention of its original central classical colonnade and pediment in particular is of high evidential value. In spite of the significant scale of alterations and extensions since the original construction, in part due to the fire of 1932, the building's character is still largely defined by the original works of Sanderson and Newman.

Historic Value: The Town Hall has played a significant role in the civic life of Ryde since its original construction, hosting not only local markets, but also Royal visits and other civic events.

# Aesthetic Value:

The Town Hall retains many delightful historic features which greatly contribute to the townscape of Northern Ryde. In particular the original colonnade and pediment give Lind Street a civic character. Also key to the visual character of the Town Hall is the prominent clock tower, visible from both the Solent and from key vantage points around the town. Internally many historic features remain, such as decorative plaster consoles and door surrounds, Corinthian pilasters within the Auditorium, and various fitments within the Council Chamber.

The building represents an important example of the work of James Sanderson, the most significant architect in the early development of the town, and the later major alterations by Francis Newman also present a good example of the work of this notable Isle of Wight architect.

Communal Value: The current role of Ryde Town Hall in the civic and cultural life of Ryde has been lost since 2003 when the building passed out of public use. However the loss of the building a public facility is relatively recent and has been keenly felt by local residents, to the extent that the Ryde Town Hall Working Group, a subset of the Ryde Empty Buildings Group has carried out a feasibility study to review ways in which the building can be brought back into use.

## 2.2 Statement on Conservation related obligations and constraints.

The Historic England Report of March 2021 (Appendix A) notes that Ryde Town hall is "A very good example of the neo-classical style, now rare, symbolically used for public buildings at the beginning of the twentieth century" and "An important example of the work of James Sanderson, whose major buildings are in Ryde and who was the most significant architect in the town's early development."

Ryde Town hall is listed on the National Heritage List for England (NHLE) as Grade II status and as such listed building consent must be applied for in order to make any changes to that building which might affect its special interest.

The proposals for alterations to support future uses within this report have been made with particular regard to the heritage of the building, and have sought to demonstrate how any new functions could be accommodated with the minimum harm to the historic building fabric.



Fig 2.3.1 Assumed original Form, South Elevation, viewed from Lind Street - Before 1856



Fig 2.3.3 South Elevation, viewed from West end of Lind Street 1892



Fig 2.3.2 South Elevation, viewed from West end of Lind Street 1892



Fig 2.3.4

South Elevation, viewed from East end of Lind Street 1905



Fig 2.3.5 View of East End of large Hall, showing original organ 1905



Fig 2.3.6 Visit of the King of Spain, indicating glazed canopy to South Elevation removed in 1950 (1910)



Fig 2.3.7 View from Lind St, 190

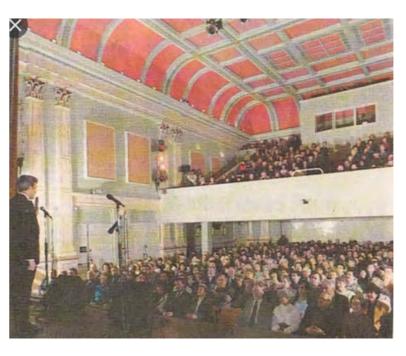


Fig 2.3.8

Reopening of the Theatre with new 2<sup>nd</sup> Floor balcony, 1991

## Historic Phases Development Plan 2.4



## 2.5 **Fire Strategy Review**

An assessment has been undertaken to review the likely future occupancy levels for the Town Hall and how compliant means of escape can be provided. Recommendations have been proposed based on the occupancies shown on the Option drawings and Fire Escape Strategy Plans.

It has been assumed that new seating will be required for the Theatre and the vast majority has been vandalised and is of little historical value. Occupancies for the Theatre are therefore based on new seating layouts, derived from the recommendations of BS999 to ensure they are compliant in terms of accessibility and fire escape.

As part of the escape strategy review it is assumed that the various different functions within the building are likely to be if different 'purpose groups' and Theatre and as such, they are able to share means of escape, but require 1 hour fire separation.

# External Escape Stair to north elevation.

The Theatre function of the Town hall falls under purpose group 5, under Approved Document Part B. This stipulates that external escape stairs are only acceptable if, in the case of an 'assembly and recreation' (purpose group 5) building, the route is not intended for use by the public. It furthermore stipulates that stairs more than 6m in height should be protected from adverse weather.

Neither of these conditions are achievable with the escape arrangements as existing, and as such, assuming the Theatre volume remains as a place of assembly, alternative means of escape should be investigated. These could take the form of enclosed new staircases on the north elevation which would serve both the theatre and bar areas on first and second floors.

Based on the likely occupancies, the width for any new stair in location E would need to be a minimum of 2.45m width, and the width for any new stair in location F would need to be a minimum of 1.1m width.

Based on the provided survey information it is not possible to provide a stair of sufficient width in the existing location of stair E and remain within the curtilage of the site. In order to achieve compliant escape stairs consideration should therefore be given to the construction of up to three new stair enclosures on the north side of the building, either within the existing envelope or within new extensions facing Market St.

# Fire Escape Strategy: Summary

- Ground Floor Means of escape can be compliant without significant alterations.
- The existing metal fire escape stairs to the north elevation are non-compliant for use in buildings of public assembly and the escape routes they facilitate should be reprovided with a solution which enables the required occupancies.
- Different purpose groups within the building will require separation of hour fire resisting construction.

Refer to existing and proposed Fire Escape Strategy Drawings A-2050 and A-2055 contained at Appendix C. In order to ensure the building can as far as reasonably practically comply with current statutory legislation with regard to occupancies and fire escape strategy, in addition to the new north stairs, the following enhancements may be required subject to the development option progressed.

- 1. Enlarged internal protected enclosures and the addition of fire lobbies at first floor.
- 2. Comprehensive programme of Fire Door upgrades.
- 3. Implementation of a Fire Management Plan, to include consideration of occupancies of first floor areas.
- 4. A review will be required as part of the next steps to ensure that all roof voids, ceiling voids, concealed spaces etc, are thoroughly checked for continuity of fire stopping to all services and other penetrations.
- 5. Any exposed windows adjacent to stairs are to be fire rated for insulation and integrity.
- 6. Many of the final exit doors currently open inwards and would therefore need to be adjusted to ensure the required occupancies can be safely accommodated.

## Existing Building Photographs (2021) 2.6



Fig 2.6.1 South Elevation



North Elevation, West End (Market St) Fig 2.6.2



Fig 2.6.3 North Elevation Theatre and Bar Fire Escape Stairs



Fig 2.6.4 South Elevation, central pediment and clock tower



Fig 2.6.5 Interior of Theatre



Fig 2.6.6 Acanthus decorative pilaster capitals within Theatre

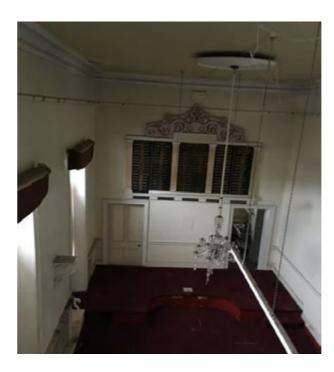


Fig 2.6.7 Interi

Interior of Council Chamber



Fig 2.6.8

Interior of Council Chamber



Fig 2.6.9 Second Floor Bar Mezzanine



Fig 2.6.10 Second Floor Theatre Balcony



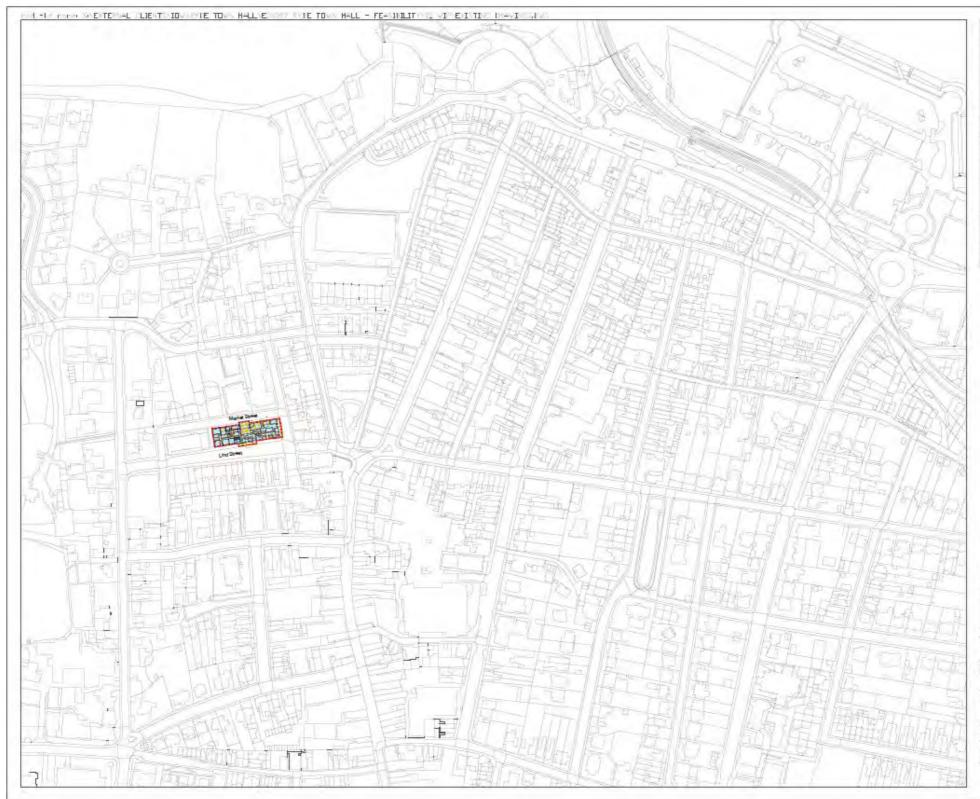
Fig 2.6.11

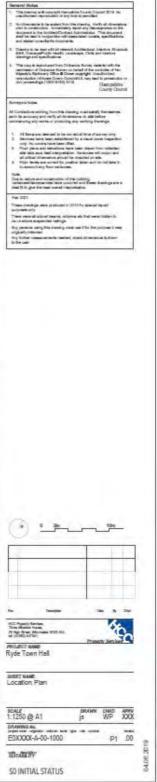
Main Stair to First Floor Theatre

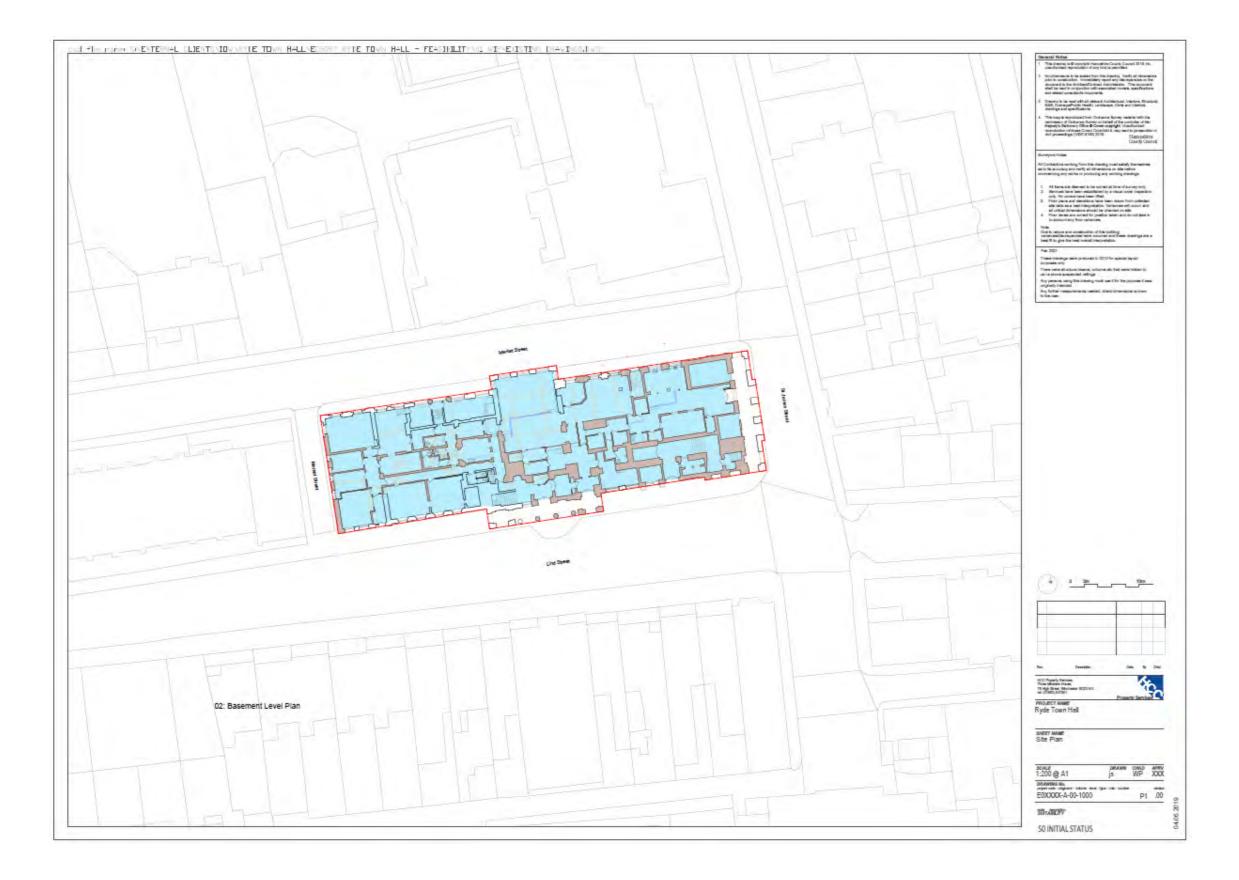


Fig 2.6.12 Ground Floor Central bay (Former Corn Exchange, later offices)

## Existing Building Drawings 2.7

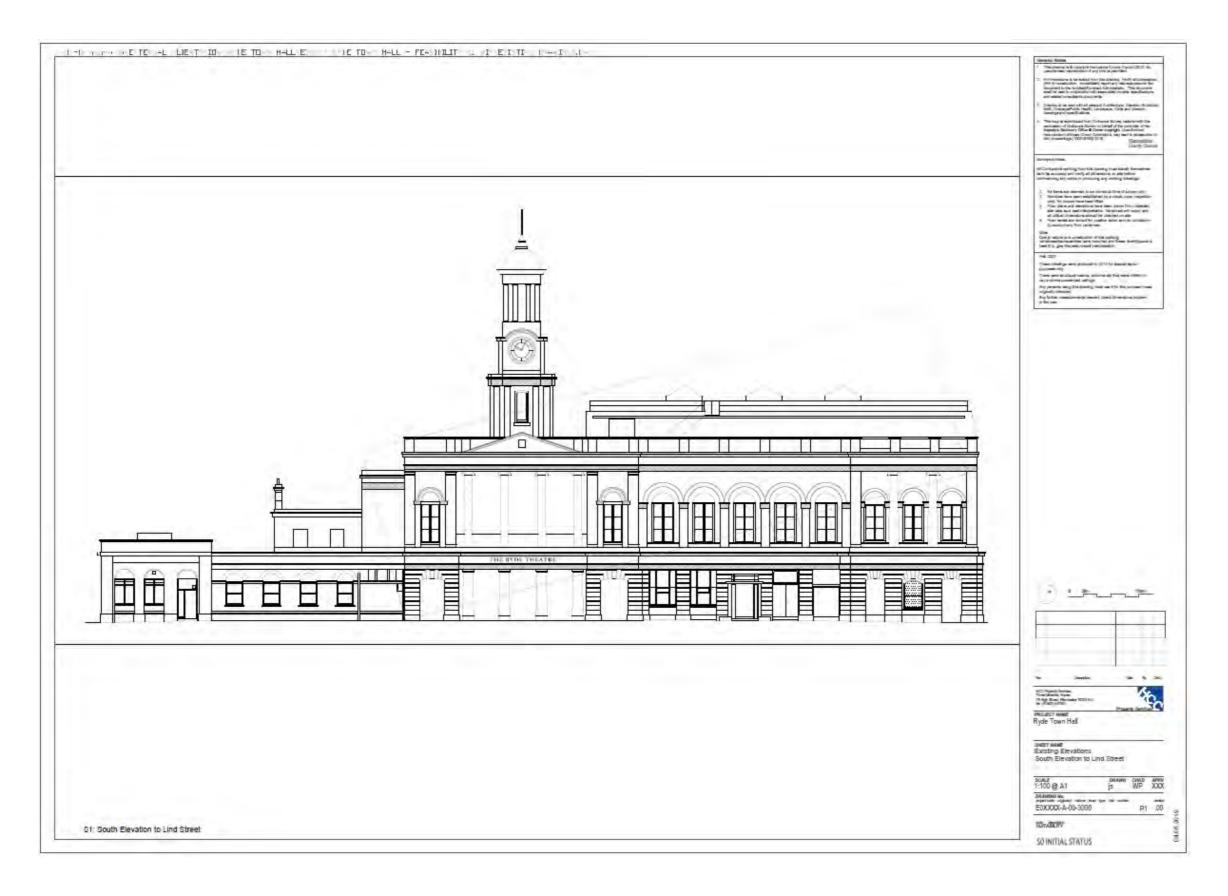


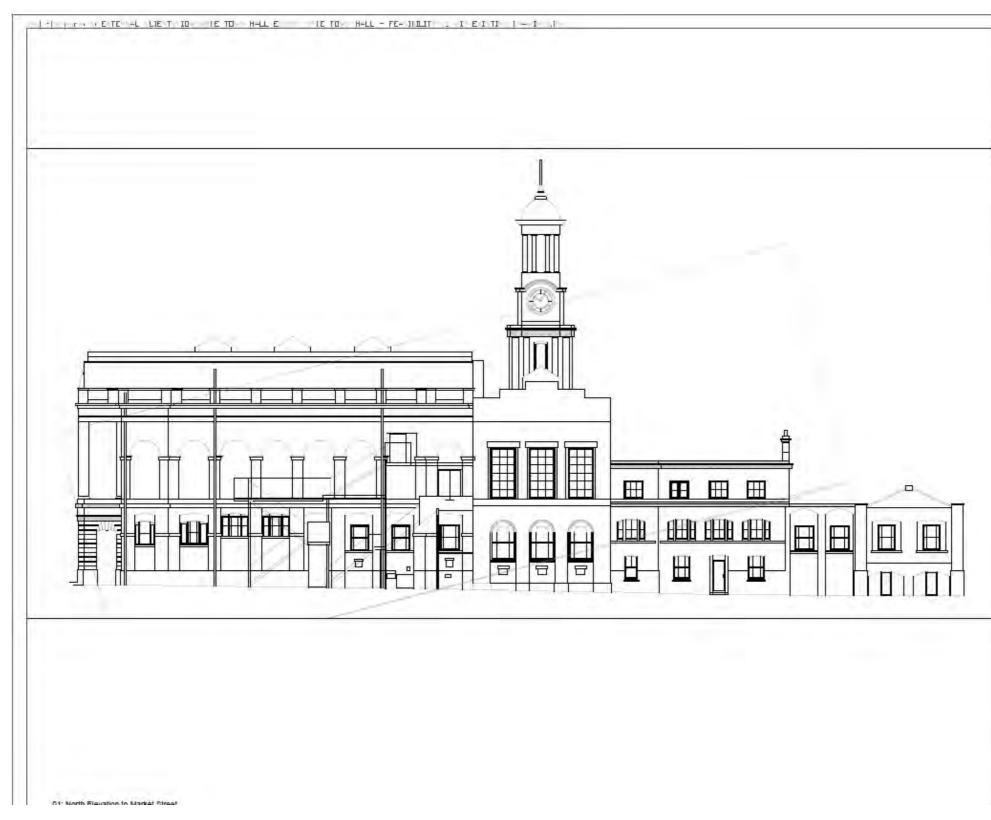




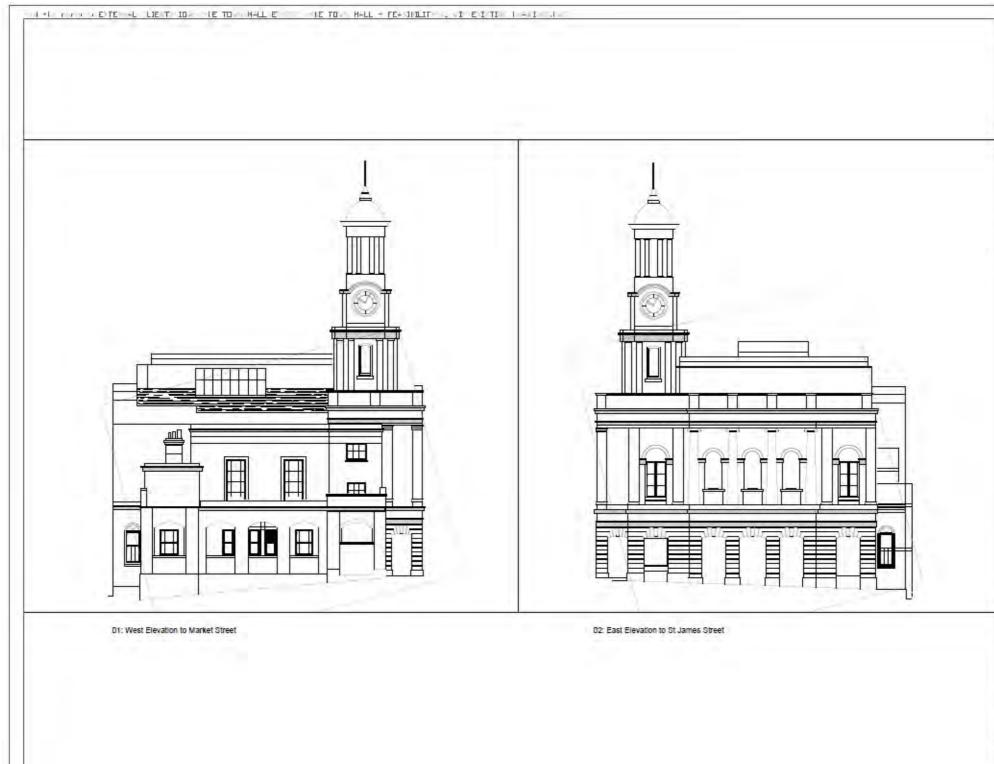












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## 3.0 **Development Options**

As part of this study, a number of different functions have been tested, both for their financial viability and for their ability to work within the constraints of the listed building. The present form of the Town Hall is an extremely space efficient use of the site upon which it stands in that it occupies the entire site curtilage and has a relatively low form factor - that of the ratio of external envelope to gross internal floor area. The linear plan form lends itself well to internal remodelling, and the ground floor has the added benefit of level access directly off the pavement off Market Street. In addition to the obvious heritage benefits of retaining and reusing the existing building, it is also an inherently sustainable solution to providing Ryde with new and enhanced public facilities.

Four development options have been tested, providing a combination of the uses noted below:

- Functions tested within the Theatre Volume have assumed the retention of that volume broadly in its current form due to its listed status. The development options have focussed on the provision of a multi-function space with retractable seating which could form the venue for corporate events / ceremonies / performances / cinema, etc.
- Whilst the local ambition for a Theatre is understood, the establishment of a fully functioning. permanent Theatre venue was not considered to be a financially viable option for the reason that there would need to be very clear differentiation between a re-established Ryde Theatre and not only island-based venues, but also those on the South Coast more generally. To what extent would it be feasible to attract visitors from the mainland to evening performances in Ryde, against competitive offerings in Portsmouth, Southampton, Chichester and Bournemouth? Would a family, for example, readily add £50 to their 'event cost' for the additional travel. A recent valuation of a local mainland Theatres included the assumption of 200 performance nights per year and a capacity of 600 people, with a property value of under £1m. In considering possible uses for this space it should also be noted that the funding context for theatres was challenging pre-Covid and the last 12 months has obviously exacerbated the situation. As Covid restrictions ease, there will likely be a spike in demand for this sort of venue but there appears to be sufficient capacity already existing locally (Medina – 425 seat capacity; Shanklin – 615 seat capacity; Quay Arts – 134 seat capacity).
- A space allowance at ground floor for NHS functions has been tested, based on an Expression of Interest received from the Isle of Wight NHS Trust & Hampshire and Isle of Wight Partnership of Clinical Commissioning Groups and One Wight Health Ltd. At present these organisations have been unable to confirm their space requirements, so this report option has tested a variety of alternative proposals, all at ground floor in order to maximize accessibility. With regard to the potential 'mismatch' of uses between NHS functions at ground floor and Theatre use above, it is considered that through careful design and management of the entrance points into the building, the two functions could coexist without compromising each other. For example, the sense of arrival one might expect when arriving at an entertainment venue could be gained through locating the Theatre entrance centrally beneath the colonnade on Lind Street, providing access to the Theatre via the main central stair, whereas NHS functions could be accessed via doors at both the West and East ends of the building.
- A space allowance for Ryde Library Services has been tested, based on correspondence received from the Isle of Wight Regeneration Team and the potential ability for the disposal of the current Library building on George Street to provide capital funding for the development at the Town Hall. The areas indicated on plan are based on an approximate assessment of the area of the current library provision however at present costs do not include for any capital receipts from the existing building.

- similar in concept to the Network Eagle Lab in Southampton: https://labs.uk.barclays/locations/southampton
- transformed a heritage asset into a vibrant creative guarter.
- housing on the Isle of Wight.
- Hotel use has been considered and discounted, as the building is too small for such use.

• A space allowance for Office accommodation has been tested following initial briefing that Ryde Town Council may choose to relocate into the building. At present their exact spaces requirements have not been confirmed, and the design options therefore indicate various different sizes of provision. In considering office use, flexible co-working space has also been considered, to potentially support creative, digital and knowledge-based start-ups; this space is envisaged as

 Spaces to support the creative sector, in particular artists and designer-makers, have also been considered, drawing on the success of the Hotwalls Studios in Old Portsmouth. The Hotwalls Studios provide 13 working studios and waterfront dining space, built within historic fortifications, and has

Residential use of the building has been tested, as there is a demonstrable need for additional

## 3.1 Option 1: Drawing Number E05097-A-00-2101

# Flexible Spaces, Food Hall, Media Centre, Creative Studios.

Based on an expression of interest received from The Media Centre Project and consultation with The Ryde Society, this option tests the provision of;

Media Centre: providing space for production projects, post-production workflow, studio production and bespoke training. Precise space demands for this function is currently not known, but an assumption has been made as indicated on drawing 2104 for a space of 258m2 located at ground floor directly below the Theatre volume.

Food Hall: located at ground floor for ease of access and visibility, exploring the potential for an access from the North as well as Lind Street.

Creative Studios: Located at ground floor (as Option 3) in order to maximise accessibility and in the West end of the building in order to enable straightforward subdivision of the building if required. It is proposed to cluster small studios around a central top lit Gallery / market space, in the location of the former fish market. Escape distance and occupancies are low, and as such fire the escape strategy will be able to utilise existing doors. Consideration should be given to enlarging the openings on Lind Street to be full height to maximise accessibility / visibility.

Auditorium (Flexible Event Space): Due to the first floor of the auditorium being flat rather than raked, visibility of the stage is very limited for members of the audience sitting at the back. This proposal (as Option 3) seeks to create a performance / cinema space of circa 300 seats through the provision of stacking bleacher seating at first floor level. This has the advantage of providing raked seating at that level, and the retractable seating enables greater flexibility of use for the auditorium than the current fixed seating arrangement. The internalised space beneath the 2<sup>nd</sup> floor balcony is occupied by service spaces, such as the catering kitchen, WC's and circulation. The catering kitchen is located at first floor in order to serve the large flexible Event Space (current Theatre auditorium) the small Event Space (current Council Chamber) and a new café located in the former central hall. The fire escape stair on the north elevation will not be suitable to accommodate the occupant numbers for this space. Please refer to section 2.5.

# Planning / Conservation Considerations:

- improves the central hall volume.
- accessible use for the Chamber and its support spaces.
- Access from Market St into the Food Hall will require ramps / steps due to level difference of circa 1m, ٠ however this may be possible to achieve within the curtilage of the Town Hall.
- ٠ enhance visibility / accessibility of this functions.

• Enables the reinstatement of the original volume of the Assembly Hall and reduction of Café Mezzanine

• The loss of the Former Council Chamber stage may be justifiable in terms of ensuring a continued viable and

Enlarged openings from the west wing Creative Studios onto Lind Street may be justifiable and would greatly



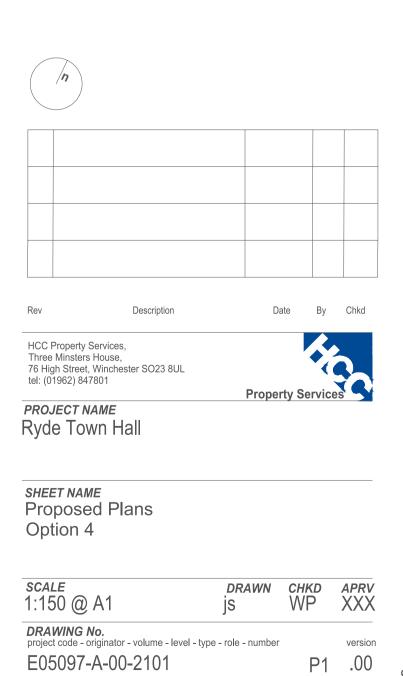
# **EXAMPLE OPTION 1:** Food Hall | Creative Studios | Media Centre Flexible Spaces

	Function:	Total Area	Occupancy Based on AD: B Floor Space Factors	Notes:		
	Lettable Event Space	Theatre: 113m2 FF Theatre: 120m2 SF	209: Seating Deployed at FF level 226: Seating Retracted	313: Total seated occupancy inc.2nd floor mezz. Areas excl. stage		
		Chamber: 49m2 Small Hall: 100m2	49 100			
	Creative Studios	284m2	57			
	Media Centre	258m2	180			
	Food Hall	113m2	113	Possible access from Market St.		
	Catering	27m2				
	wc	WC				
	Storage	Storage		FF&E Storage to support flexible uses		
	Fire Escape					
Key Cons	truction Interve	entions:				
01 Remo	01 Removal of Central hall Second Floor Mezzanine					
02 Repla	<b>02</b> Replacement of fixed seating with retractable bleacher seating					
03 New e	enclosed North	Fire Escape Sta	air Tower			
04 Remo	oval of raised flo	oor to create lev	el access to GF Hall			
05 Addit	ion of Evacuati	on Lift				
06 Remo	oval of modern	partitioning to e	nable new studio/gallery fur	oction		

- (07) New Lantern Roof Light over
- (08) New Access into Hall from Market St.

# General Notes

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SO INITIAL STATUS

## 3.2 Option 2: Drawing Number E05097-A-00-2102 Library Service, Office, Flexible Auditorium and Council Chamber, Café, NHS Functions.

NHS: Located at ground floor to maximise accessibility, this option locates NHS functions at the West end of the building in order to maximise the area given to that function. Access off Lind St is possible via the former library entrance. Escape distance and occupancies are low, and as such fire the escape strategy will be able to utilise existing doors.

Auditorium (Flexible Event Space) This proposal seeks to create a flexible event space of circa 180m2, with retractable raked seating to serve 360 people. Retractable seating enables greater flexibility of use for the auditorium than the current fixed seating arrangement. Removal of the 2<sup>nd</sup> floor Theatre mezzanine enables a greater number of retractable seats due to the fact the stacking arrangement is able to be located along the far West Hall of the space. Removal of the mezzanine also enables the original volume of the Hall to be appreciated, and it's consistent ceiling height enables a far greater flexibility of use – Currently the ceiling height below the modern mezzanine is only circa 2.4m. In order to maximise the floor area and occupancy at first floor it is proposed to reduce the stage back to its original size.

The fire escape stair on the north elevation will not be suitable to accommodate the occupant numbers for this space. Please refer to section 2.5.

Café: It is proposed to locate the café at first floor in order to provide an adjacent breakout area from both the large and Small Flexible Spaces. The café area at first floor is reduced in order to accommodate a catering kitchen and WC's however the second floor mezzanine in the café is proposed to be retained to maximise floor area. It is proposed to reduce the extent of the 2<sup>nd</sup> floor café mezzanine to improve views through the large north facing windows, currently obscured at both first and second floor level by the modern mezzanine.

Library: It is proposed to locate the library at ground floor in order to maximise it's accessibility, and on the basis that a café function would be better served by the views to be gained it's first floor location. Locating the library at ground floor also consolidates the central and West sections of the building (NHS) as publicly accessible spaces, with controlled access to the first floor functions enabling them to be independently lettable if required.

Office: Located at ground floor in order to maximise accessibility. Escape distance and occupancies are low, and as such fire the escape strategy will be able to utilise existing doors.

Former Council Chamber: The main volume of the chamber and the support spaces to the north are at the same finished floor level, and through the removal of the historic stage could form a functioning suite of rooms. Option 2 tests the idea of a Microbrewery, located at first floor to work in synergy with the adjacent café and auditorium. Due to the very restricted width of Stair B, occupancy for this suite of spaces would be limited to 60 people.

# Planning / Conservation Considerations:

- Enables the reinstatement of the original volume of the Assembly Hall and reduction of Café Mezzanine improves the central hall volume.
- ٠ accessible use for the Chamber and its support spaces.

The loss of the Former Council Chamber stage may be justifiable in terms of ensuring a continued viable and



Function:	Total Area	Occupancy Based on AD: B Floor Space Factors	Notes:
Lettable Event Space	Theatre: 233m2	360: Seating Deployed: 466: Seating Retracted	Assumes removal of SF mezzanine
	Chamber: 49m2	49	
MicroBrewery / Tap Rm	76m2	60	
NHS	357m2	56	
Cafe bar	98m2	196	Area includes reduced SF mezzanine
Catering	23m2		
Office	371m2	61	
wc	WC		
Storage	Storage		FF&E Storage to support flexible uses
Fire Escape			

Major Construction Interventions:
01 Removal of Large Hall Second Floor Mezzanine
02 Replacement of fixed seating with retractable bleacher seating
03 New enclosed North Fire Escape Stair Tower
04 Removal of raised floor to create level access to GF Hall
05 Addition of Evacuation Lift
06 Removal of modern partitioning to enable new NHS and Office functions
07 Reduction in size of 2nd floor bar mezzanine

# **EXAMPLE OPTION 2:** Office | Flexible Auditorium | NHS | MicroBrewery

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code description SUITABILITY

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# 3.3 Option 3: Drawing Number E05097-A-00-2103 Library Service, Creative Studios, Flexible Auditorium and Council Chamber, Café, NHS Functions.

Creative Spaces: Located at ground floor in order to maximise accessibility and in the West end of the building in order to enable straightforward subdivision of the building if required. It is proposed to cluster small studios around a central top lit Gallery / market space, in the location of the former fish market. Escape distance and occupancies are low, and as such fire the escape strategy will be able to utilise existing doors. Consideration should be given to enlarging the openings on Lind Street to be full height to maximise accessibility / visibility.

NHS: Located at ground floor to maximise accessibility, this option located NHS functions at the East end of the building. Access off Lind St is possible via the former library entrance. Escape distance and occupancies are low, and as such fire the escape strategy will be able to utilise existing doors.

Auditorium (Flexible Event Space) Due to the first floor of the auditorium being flat rather than raked, visibility of the stage is very limited for members of the audience sitting at the back. This proposal seeks to create a performance / cinema space of circa 300 seats through the provision of stacking bleacher seating at first floor level. This has the advantage of providing raked seating at that level, and the retractable seating enables greater flexibility of use for the auditorium than the current fixed seating arrangement. The internalised space beneath the 2<sup>nd</sup> floor balcony is occupied by service spaces, such as the catering kitchen, WC's and circulation. The catering kitchen is located at first floor in order to serve the large flexible Event Space (current Theatre auditorium) the small Event Space (current Council Chamber) and a new café located in the former central hall. The fire escape stair on the north elevation will not be suitable to accommodate the occupant numbers for this space. Please refer to section 2.5.

Café: This option locates the café at ground floor in order to maximise it's accessibility and potentially provide a greater throughput of customers due to the proximity of the NHS and Creative Studio functions.

Library: It is proposed to locate the library at first floor in order to maximise it's accessibility, and on the basis that a café function would be better served by the views to be gained it's first floor location. Locating the library at ground floor also consolidates the central and West sections of the building (NHS) as publicly accessible spaces, with controlled access to the first floor functions enabling them to be independently lettable if required.

Former Council Chamber: The main volume of the chamber and the support spaces to the north are at the same finished floor level, and through the removal of the historic stage could form a functioning suite of rooms. Option 1 tests the idea of a small lettable flexible space, located at first floor to work in synergy with the adjacent café and auditorium. Due to the very restricted width of Stair B, occupancy for this suite of spaces would be limited to 60 people.

# Planning / Conservation Considerations:

- Enables the reinstatement of the original volume of the Assembly Hall.
- Removal of Café Mezzanine: Enables the reinstatement of the original volume of the small Hall.
- The loss of the Former Council Chamber stage may be justifiable in terms of ensuring a continued viable and accessible use for the Chamber and its support spaces.
- enhance visibility / accessibility of this functions.

Enlarged openings from the west wing Creative Studios onto Lind Street may be justifiable and would greatly



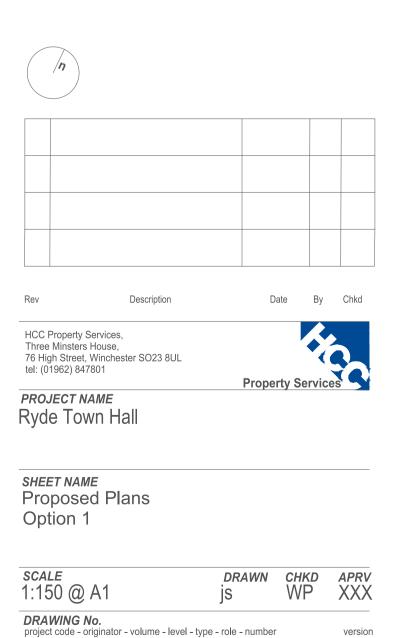
Letta Even Libra Crea Stud NHS Cafe Cafe WC	nt Space Theat Cha ary 164 tive 284 lios 258	m2	Based on AD: B Floor Space Factors 209: Seating Deployed at FF level 226: Seating Retracted 49 164 57 180	313: Total seated occupancy inc.2nd floor mezz. Areas excl. stage
Crea Stud NHS Cafe Cate	ary 164 Itive 284 Ios 258	.m2 .m2	164 57	
Crea Stud NHS Cafe Cate	tive 284 lios 258	m2	57	
Stud	lios 258			
Cafe Cate WC		sm2	180	
Cate	bar 113			
wc		m2	226	
	ring 27n	n2		
Stora	wc	;		
	age			
Fire	Escape			
Major Construct	tion Intervention	ons:	1	1
01 Removal of	Central hall S	econd Floc	or Mezzanine	
02 Replacemer	nt of fixed sea	ting with re	etractable bleacher seating	
03 New enclos	ed North Fire	Escape Sta	air Tower	
(04) Removal of		o create lev	el access to GF Hall	

- (05) Addition of Evacuation Lift
- (06) Removal of modern partitioning to enable new studio/gallery function
- (07) New Lantern Roof Light over

# **EXAMPLE OPTION 3:** Library | Creative Studios | Flexible Auditorium | NHS

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E05097-A-00-2103

## Option 4: Drawing Number E05097-A-00-2104 3.4

# Library Service, Residential, Flexible Auditorium and Council Chamber, Café, NHS Functions.

Residential: The West end of the building is readily subdivisible from the remainder of the building, and as such is able to developed as circa 300m2 of residential accommodation. A shared access point off Lind St is possible via the former library entrance, or alternatively it may be possible to add further access points in the area of the former Engine House. Escape distance and occupancies are low, and as such fire the escape strategy will be able to utilise existing doors.

Auditorium (Flexible Event Space) Due to the first floor of the auditorium being flat rather than raked, visibility of the stage is very limited for members of the audience sitting at the back. This proposal seeks to create a performance / cinema space of circa 313 seats through the provision of stacking bleacher seating at first floor level and the retneion of the existing raked seating at second floor. This has the advantage of providing raked seating at that level, and the retractable seating enables greater flexibility of use for the auditorium.

The internalised space beneath the 2<sup>nd</sup> floor balcony is occupied by service spaces, such as the catering kitchen, WC's and circulation. The catering kitchen is located at first floor in order to serve the large flexible Event Space (current Theatre auditorium) the small Event Space (Fomer Council Chamber) and a new café located in the former central hall. The fire escape stair on the north elevation will not be suitable to accommodate the occupant numbers for this space. Please refer to section 2.5.

Former Council Chamber: The main volume of the chamber and the support spaces to the north are at the same finished floor level, and through the removal of the historic stage could form a functioning suite of rooms. Option 1 tests the idea of a small lettable flexible space, located at first floor to work in synergy with the adjacent café and auditorium. Due to the very restricted width of Stair B, occupancy for this suite of spaces would be limited to 60 people.

Café: It is proposed to locate the café at first floor in order to provide an adjacent breakout area from both the large and Small Flexible Spaces. The second floor mezzanine in the café is proposed to be removed, in order to reveal the splendour and volume of the original hall and maximise views through the large north facing windows, currently obscured at both first and second floor level by the modern mezzanine.

Library: It is proposed to locate the library at ground floor in order to maximise it's accessibility, and consolidate the central and East sections of the building (NHS) as publicly accessible spaces, with controlled access to the first floor functions enabling them to be independently lettable if required. Worth noting is the fact that the building has formerly housed the first county council library services in the country.

NHS: Located at ground floor in order to maximise accessibility, and occupying the East wing as the reduced fenestration is better suited to consultation / examination spaces as opposed to residential use. Escape distance and occupancies are low, and as such fire the escape strategy will be able to utilise existing doors.

# Planning / Conservation Considerations:

- which may be considered to detract from the grandeur of the original assembly room volume. However it may be considered that the 1990 raked balcony has already compromised the space in that regard. This would enable the definition of the in-antis pilasters and proscenium at the east end.
- accessible use for the Chamber and its support spaces.

 A critical compromise with this Option in heritage terms is the subdivision of the Auditorium first floor area proposal mitigates the loss of first floor area through the reduction of the stage back to its 1901 line, which

The loss of the Former Council Chamber stage may be justifiable in terms of ensuring a continued viable and

# EXAMPLE OPTION 4: Library | Residential | Flexible Auditorium | NHS





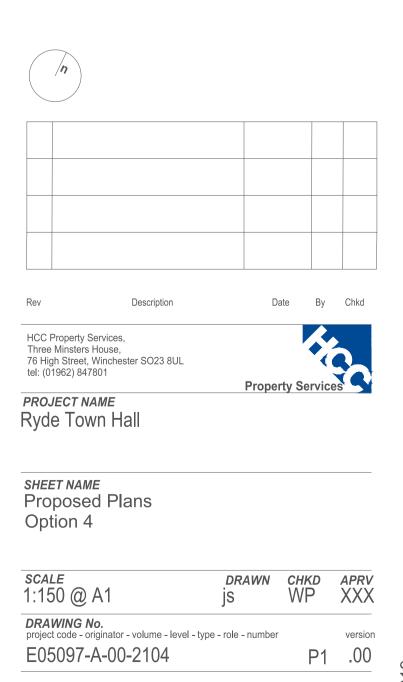


Function:	Total Area	Occupancy Based on AD: B Floor Space Factors	Notes:
Lettable Event Space	Theatre: 202m2 FF Theatre: 120m2 SF	360: Seating Deployed at FF level 360: Seating Retracted	464 Total seated occupancy inc.2nd floor mezz. Areas excl. stage
	Chamber: 49m2	49	
Library	164m2	164	
Residential	284m2	-	
NHS	258m2	180	
Cafe bar	113m2	226	
Catering	27m2		
wc	wc		
Storage	Storage		FF&E Storage to support flexible use
Fire Escape			

- Major Construction Interventions:
- (01) Removal of Central hall Second Floor Mezzanine (02) Replacement of fixed seating with retractable bleacher seating
- (03) New enclosed North Fire Escape Stair Tower
- (04) Removal of raised floor to create level access to GF Hall
- (05) Addition of Evacuation Lift
- (06) Removal of modern partitioning to enable new NHS and Residential functions

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## 4.0 **Costs and Business Case**

# Viability Appraisals

The financial viability appraisals for the four development options tested are included below (sections 4.1 - 4.4). We have adopted the residual and comparable valuation methodologies, first estimating the Gross Development Value (GDV) of the building for the options/uses tested and then deducting the costs of refurbishment and repair. The GDV is the assumed capital value of the building, once it has been refurbished and is let or occupied.

To assess the GDV for non-residential uses, we have researched possible market rents for the uses tested and capitalised the assumed rents at market yields appropriate to the likely end users. For options including residential use, we have assessed the capital value of the proposed accommodation. Overall, we have assumed the following:

- Event Space rental value of £10 per sq ft per annum
- Healthcare rental value of £20 per sq ft per annum
- Food and beverage uses rental values of £8 £10 per sq ft per annum
- Offices £15 per sq ft per annum •
- Creative Studios £10 per sq ft per annum ٠
- Library £12 per sq ft per annum.

The GDVs of the four options tested range from £1.97 million to £3.27 million.

# **Cost Estimates**

The following Construction Cost Estimates for this stage of the Feasibility Study are based on the Stage 2 Conditions and Repairs ('Shell and Core' works) strategy together with function-specific Estimates for the various Options identified. These Estimates are detailed separately and reflect the finishes, fit out works and services items required.

The Cost Estimates that follow can be summarised as:

Stage 2 Conditions and Repairs ('Shell and Core' works)	£2,420,000
Option 1 Multi Occupancy comprising; Flexible Event Space, Food Hall, Creative Studios, Media Centre and Rehearsal Space, Café Bar and Catering Kitchen	£3,050,000
Option 2 Multi Occupancy comprising; Flexible Event Space, Microbrewery. Public Health, Café Bar, Catering Kitchen and Offices	£3,440,000
Option 3 Multi Occupancy comprising; Flexible Event Space, Library, Creative Studios, Public Health, Café Bar and Catering Kitchen.	£3,540,000
Option 4 Multi Occupancy comprising; Flexible Event Space, Library, Residential, Public Health, Café Bar and Catering Kitchen.	£3,520,000

The Stage 2 Conditions and Repairs ('Shell and Core' works) include;

Envelope repairs, including roof, walls, windows, adequate to render the building weather tight and secure.

- Structural repairs as necessary.
- Asbestos Removal.

- Making good of walls and ceilings, external and internal finishes.
- MEP Services: Basic infrastructure, including fabric protection heating, water gas and lighting and • power infrastructure to localised distribution points ready for distribution and connection to final circuits as part of occupier fit out works.
- Dedicated IT including patch panels for distribution and connection, ٠
- Basic security/safety, lighting, and fire alarm.
- Security Alarms

The Estimates for the 4 multi-occupier options should each be considered in addition to the Stage 2 Conditions and Repairs ('Shell and Core' works) identified and include for the function specific fit-out works, services and building alterations and typically include:

- Function specific fit-out and fixed FF&E.
- Function specific heating / lighting installations / user specific IT installations and containment •
- Fire Escape strategy enhancements, incl new evacuation lift.
- Specific finishes
- Alterations to superstructure; forming openings, floor strengthening, new walls, doors, and the like to suit the specific function.

The Estimates reflect that:

- VAT is excluded
- Legal costs are excluded. •
- Costs are base dated to 2nd Quarter 2021, no allowance for inflation included.
- All Cost options are inclusive of allowances for Preliminaries Overheads & Profit, Design Risk and Construction Contingency, Direct Costs and Professional fees.

In all cases, it will be noted that the costs of repair and refurbishment exceed the GDV. Therefore, each development option returns a deficit and would be considered commercially unviable:

Option	Deficit
Option 1	£3.73
Option 2	£3.15
Option 3	£3.43
Option 4	£2.92

No allowance has been made in the viability appraisals for the cost of acquisition of the property as, based on the mix of uses tested and the cost of refurbishment/construction, the market value of the building is negligible. It is understood that the current owner would sell at £600,000 and, therefore, the overall funding gap is at least £3.5 million.

million	
million	
million	
million	

## **Economic & Property Market Context**

In testing the financial viability of various proposed uses, we have had regard to the current general economic and market context

## **General Economy**

As the COVID-19 pandemic has evolved, measures taken by governments worldwide to limit the spread of the virus have ranged from full national lockdowns to the implementation of more targeted local restrictions. In England, the government has set out a 4-Step Roadmap out of the latest lockdown and from 8th March (Step 1), restrictions started to lift, with pupils being able to return to school. By Step 4, which will take place no earlier than 21st June, the government hopes to be in a position to remove all legal limits on social contact.

After months of negotiations, the UK and European Union finally agreed a deal that will define their future relationship. The UK stopped following EU rules at 23:00 GMT on 31st December 2020, as replacement arrangements for travel, trade, immigration, and security co-operation came into force. Although there will be no taxes on goods (tariffs) or limits on the amount that can be traded (quotas) between the UK and the EU from 1st January 2021, there is additional paperwork and checks relating to goods entering the EU from this date and checks for controlled substances on goods entering the UK from 1st July 2021, with this additional bureaucracy having the potential to cause severe disruption to the flow of goods. In terms of the UK services sector, businesses such as banking, architecture, and accounting, will lose their automatic right of access to EU markets and will face some restrictions.

Data for March 2021 provide the first quarterly figures since the end of the EU-exit transition period. In Quarter 1 (Jan to Mar) 2021, the total trade deficit narrowed by £8.4 billion to £1.4 billion (Figure 4). Imports fell by £17.3 billion to £138.4 billion, while exports fell by £8.9 billion to £137.0 billion (ONS).

Early estimates for April 2021 indicate that the number of payrolled employees fell by 0.9% compared with April 2020, which is a fall of 257,000 employees. However, in April 2021, 97,000 more people were in payrolled employment when compared with March 2021 (ONS).

The UK economy shrank by 1.5% in the first three months of 2021 but gathered speed in March as lockdown restrictions began to ease, helping the economy grow 2.1% in March, its fastest monthly growth since last August. However, the economy is still 8.7% smaller than it was before the pandemic.

The Consumer Prices Index including owner occupiers' housing costs (CPIH) rose by 1.6% in the 12 months to April 2021, up from 1.00% growth to March.

The Bank of England's Monetary Policy Report (February 2021) projects CPI inflation to rise quite sharply towards the 2% target in the spring, as the reduction in VAT for certain services comes to an end and given developments in energy prices. In the MPC's central projection, conditioned on the market path for interest rates, CPI inflation is projected to be close to 2% over the second and third years of the forecast period (Q1 2021 to Q1 2024).

After a long period of static interest rates, the Bank of England raised its base rate in August 2018 by a quarter percentage point to 0.75% from 0.5%. As a response to the COVID-19 crisis, the Bank cut the rate to 0.25% on 11th March 2020, before a further emergency meeting saw base rate cut to 0.1% on 19 March 2020, together with a £200 billion package marking the resumption of quantitative easing. Following the additional programme of QE announced in November 2020, purchases of UK government bonds will total £875 billion. In addition, £20 billion of sterling nonfinancial investment-grade corporate bonds have been purchased.

The outbreak of COVID-19, declared by the World Health Organisation as a "Global Pandemic" on 11th March 2020, has and continues to impact many aspects of daily life and the global economy – with some real estate markets having experienced lower levels of transactional activity and liquidity. Travel, movement, and operational restrictions have

been implemented by many countries. In some cases, "lockdowns" have been applied to varying degrees and to reflect further "waves" of COVID-19; although these may imply a new stage of the crisis, they are not unprecedented in the same way as the initial impact.

The pandemic and the measures taken to tackle COVID-19 continue to affect economies and real estate markets globally. Nevertheless, at the time of writing, property markets are mostly functioning again, with transaction volumes and other relevant evidence at levels where an adequate quantum of market evidence exists upon which to base opinions of value.

The Isle of Wight is home to approximately 141,000 residents. The Island covers 147 square miles with most residents living in the predominantly urban east and home to the Island's main employment centres of Newport, Cowes, Ryde and the resort towns of Sandown and Shanklin. Ryde, Cowes and Fishbourne connect the Island to the ports of Southampton and Portsmouth - with ferries operating as the primary mode of transport to the mainland. The predominantly rural west has smaller towns and villages, while Yarmouth is one of the Island's gateways connecting the port to Lymington. The Island's attractive landscape and natural environment supports a large tourism industry that is valuable to the Island's economy. The Island's economic profile can be briefly summarised as follows:

- 77% of working age residents are economically active (Hampshire 82%; Solent LEP area 78.4%).
- 20% are self-employed.
- 30% work part-time.
- The Island's job density is low at 0.77.
- low or no qualifications.
- Most businesses are small (15.6% with 10-49 employees) or micro (81.6% with 0-9 employees).
- tourism and education.
- Wages are 13.9% below the national average.

This explanatory note has been included to ensure transparency and to provide further insight as to the economic context under which the business case was prepared. In recognition of the potential for market conditions to move rapidly in response to changes in the control or future spread of COVID-19 we highlight the importance of the date this advice was prepared.

## **Residential Market Commentary**

The Halifax House Price Index reports that house prices increased in May 2021, with the percentage change reported at 1.3% higher than in April 2021. House prices were 9.5% higher than in May 2020.

Nationally, the RICS has indicated that buyer demand has remained high in May 2021.

As a result of the economic difficulties arising from the Coronavirus pandemic, a temporary holiday on Stamp Duty Land Tax on the first £500,000 of all property sales in England and Northern Ireland is in place and has been extended until 30th June 2021, the tax threshold temporarily raised to improve the property market. As a result of the Budget 2021, the Furlough Scheme has also been extended until 31st September 2021.

Currently, we are not able to see the full impact on the housing market from this period of economic uncertainty, although the government continues to be in conversation with both banks and building societies about the housing market during the virus crisis to avoid a crash and to allow financial institutions to offer mortgages.

Negotiations around the end of the EU Withdrawal Period were finalised December, although it is too early to see any profound impact on the residential sector and will still require monitoring.

Market factors are currently driven by the extension of the temporary Stamp Duty Holiday, the extension of the Help to Buy scheme for new homes, with pent-up demand from those unable to move during the initial Spring 2020 lockdown, and those now assessing their housing needs and preferences.

The Island has a high concentration of intermediate skills (23%) and a concentration (20%) of residents with

There are 50,000 employees, with employment concentrated on health/social care, wholesale and retail,

If labour markets worsen, with material negative impact from the end of the Brexit transition period, these, coupled with winding down of government support policies such as the Furlough scheme and Stamp Duty Holiday extension in due time, could instigate a down-turn in the market. In the longer-term, the performance of the housing market remains inextricably linked to the health of the wider economy. The pace and extent of recovery are still highly uncertain, and much will depend on the ongoing success of the UK's vaccination roll out.

Locally, there is a demonstrable need for housing on the Isle of Wight. Isle of Wight Council's latest Housing Land Supply Statement was published in 2018 and identified a supply of only 4.15 years. Since these figures were issued, the National Planning Policy Framework 2019 has introduced a standardised methodology for assessing housing need. While Isle of Wight Council has not published a new set of housing need figures, the Council's annual Objectively Assessed Need has increased from 624 dwellings per annum (dpa) to 641 dpa. In addition, the Housing Delivery Test figures for 2019 were released in February 2020 and noted that housing delivery was only 61% of the annual requirement between 2016/17 – 2018/19.

# **Office Market Commentary**

The COVID-19 pandemic initially hit the office sector hard with new leasing activity down circa 70% in March 2020 on the previous year. Q4 2020 saw an improvement in take-up to approximately double the amount transacted in Q2 2020. Supply levels remain relatively low cross most regional markets as is the development pipeline. Demand for quality office space is evident with 46% of the 2.5million sq ft regional office space under construction having been pre-let.

Poor quality office space is often being converted to other uses under permitted development rights and with the lack of supply and low rate of development, the end of 2020 saw supply levels at 35% below those of 2009.

Office investments in 2020 were significantly below the 2019 total with the regional office market 25% below and the Greater London investments 19% below, however investor confidence has been increasing and Q4 2020 had the highest transaction volumes of the year, 53% higher than Q3. Prime regional office yields have stayed at 5.00% over the past year however stronger yields have been seen on long term (over 10 years) single let units. The secondary market is seeing yields of 6.50-8.00% depending on location and quality of the asset. 44% of total investment transactions in 2020 were from overseas investors.

The COVID-19 pandemic has shifted the working life over the past year with many people working from home and it has caused disruption to offices and town/city centres. Going forward, return to the office is expected throughout 2021 as the restrictions are lifted and the vaccination programme is carried out. It is likely that the return to office will be on a more flexible basis with a mix of office and remote working becoming the norm. Focus on office densification and space efficiency will be apparent through 2021 and research suggests that occupiers are considering a reduction of 10-15% in overall office space requirements. The return to office working and the reduction in Brexit-related uncertainty will likely have positive effects on the office occupier and investment markets.

The Isle of Wight office market is very small scale and self-contained but, as noted above, with the shift to flexible working, we anticipate increasing demand for high quality co-working office spaces and 'business lounges' as part of the home/office working mix. The Network Eagle Lab in Southampton (a Barclays Bank initiative and one of 20 across the UK), which supports creative, digital and knowledge-based start-ups, is a good example of what could be achieved in a building such as Ryde Town Hall.

# Leisure Market Commentary

Nationally, over the last 2 or 3 years, we have seen many high-profile failures and Company Voluntary Arrangements in the restaurant and leisure sector, particularly affecting national chains. In particular, the mid-market chains have been worst affected, predominantly due to oversupply, but also due to rising costs and the weakening pound on the back of Brexit uncertainty. One of the highest profile casualties has been Jamie's Italian, which entered administration in May 2019, albeit on a relatively small scale, with 22 restaurants closing. Gaucho, Byron, GBK and Carluccio's are other high-profile chains which have encountered financial difficulties in recent times. Even previously well-regarded covenants such as Pizza Express have seen radical changes in credit rating: In Autumn 2019 Pizza Express' Experian credit rating changed overnight from 100 (very low risk) to 49 (above average risk).

The long-term trend to increasing expenditure on leisure and experiences had seen a huge growth in the number and diversity of leisure and food and beverage (F&B) operators. Whilst many commentators had already speculated that we had seen the peak, growth was still strong for uniquely differentiated offers or for those with strong brand loyalty. Looking beyond the current period, some commentators consider a reversion to long-term trend of growth likely as, with the removal of social distancing, people actively seek to reconnect with friends and family. However, the sector is experiencing closures and re-structuring and short-term prospects are poor. Also, re-opening outlets are finding that the available labour supply for hospitality work has contracted.

The March 2020 COVID-19 lockdown effectively mothballed the leisure sector. The gradual relaxation of lockdown provisions in June/July 2020 saw a limited return to business activity within the sector but with substantially reduced capacity for most outlets owing to the need for a COVID-19 safe operating environment. The Government's support for the economy generally, through the furlough scheme, and the sector specifically, including the August 2020 "Eat Out to Help Out" incentives have reduced what would have otherwise been widespread closures and business failures arising from these adverse circumstances. However, there will be a limit to the extent to which Government intervention can replace consumer confidence and activity and the prospects for the sector generally must be considered poor in the short term.

Since March 2020, the hotel sector has essentially been at a standstill in terms of leasing activity or development. Longer term, the expectation is for the sector to return to the pre-existing pattern of supply, demand, and values, but developer contacts report financing to be under pressure, with limited enthusiasm and restricted loan-to-value available from funders.

In connection with Ryde Town Hall, we have considered and ruled out possible hotel use. The sector market dynamics aside, the building is not of sufficient scale to provide a viable hotel solution. We would, however, anticipate possible occupier demand from local F&B operators such as a micro-brewery/tap room or a good quality artisan café.

# **Funding Opportunities**

Clearly, a funding gap of £3.5m is very significant and presents an obstacle to restoring the fabric of the building and securing community or commercial use of the space. The funding gap could be mitigated to an extent by securing occupier contributions to the specialist elements of the fit outs (see the cost plans for detail), but this would need to be balanced against the lease terms for occupiers and rent affordability; it is highly likely, for example, that occupiers would require an initial rent-free period to assist with initial set-up and fit out costs in any event.

It is likely that occupation of the building would be phased to meet tenant demand and consideration should be given to its ongoing management once occupied. The costs of ongoing management could potentially be recovered via a service charge, but this has not been modelled at this stage.

Opportunities for grant funding to support the refurbishment through, for example, Historic England should be explored as should crowd-funding initiatives given the strong local interest in restoring the building.

Possible grant funding opportunities may include the following;

1. NLHF (National Lottery Grants for Heritage) Welcome | The National Lottery Heritage Fund

Value: £250,000 to £5m, Deadline: Quarterly

Match funding of 10% on projects over £1m

- 2. Arts Council national Lottery Property Grants Arts Council England
  - Deadline: Open all year Eligibility subject to the preferred development option.
  - Major Capital Grants scheme to reopen in August 2021.
- 3. Historic England Repair Grants Repair Grants for Heritage at Risk | Historic England
- 4. Architectural Heritage Fund Home | The Architectural Heritage Fund (ahfund.org.uk)

Note: If the building were to become owned by a trust with charitable status it may become eligible for further funding opportunities.

# 4.1 Appraisal Summary Option 1

APPRAISAL SUMMARY							VAIL WILLIAMS
Option 1 - Ryde Town Hall Ryde Town Hall - Revised							
Appraisal Summary for Phase 1							
Currency in £							
REVENUE							
Rental Area Summary			6.624				
Flexible Event Space	Units	4,112	Rent Rate ftº 10.00	41,120		MRV 41,120	
Food Hall Creative Studio	1	1,216 3,283	10.00	12,160 49,245	12,160 49,245	12,160 49,245	
Cafe Bar	1	549	8.00	4,392	4,392	4,392	
Catering Media Centre/ Rehearsal Space Totals	1	291 2.777 12.228	10.00	2,910 33,324	2,910 33.324 143,161	2,910 33,324 143,151	
nvestment Valuation							
Flexible Event Space							
Current Rent	41,120	YP @	7.0000%	14.2857	587,429		
Food Hall Current Rent	12,160	YP@	7.0000%	14.2857	173,714		
Creative Studio							
Current Rent	49,245	YP @	7.5000%	13.3333	656,600		
Cafe Bar Current Rent	4,392	YP@	7.0000%	14.2857	62,743		
Catering Current Rent	2,910	YP@	7.0000%	14.2857	41,571		
Media Centre/ Rehearsal Space Current Rent	33,324	YP@	7.5000%	13.3333	444,320		
Total Investment Valuation					1,898,377		
ET REALISATION				1,998,377			
DUTLAY							
COUISITION COSTS			50,000	50,000			
CONSTRUCTION COSTS Construction	Units	Unit Amount	Cost				
Condition & Repair	1 un	2,420,000	2,420,000				
		Build Rate fts	Cost				
Flexible Event Space Food Hall	4,112	342.90	1,410,000 200,000				
Creative Studio	3,283	173.62	570,000				
Cafe Bar Catering	549	382.51 552.92	210,000				
Media Centre/ Rehearsal Space Totals	2.777 12.228 ft=	169.25	470.000	5,470,000			
ISPOSAL FEES							
Sales Agent Fee Sales Legal Fee		1.00%	19,664				
		0.50%	3,034	29,496			
INANCE	A chinadante						
Debit Rate 6.000%, Credit Rate 0.000 Construction Total Finance Cost	s (Nominal)		147,169	147,169			
TOTAL COSTS				6,698,665			
ROFIT							
				(3,730,288)			
Performance Measures							
Profit on Cost%		-65.48%					
Profit on GDV% Profit on NDV%		-189.70% -189.70%					
Development Yield% (on Rent)		2.51%					
Equivalent Yield% (Nominal) Equivalent Yield% (True)		7.28% 7.62%					
(RR% (without Interest)		N/A					

Date: 18/06/2021

# 4.2 Appraisal Summary Option 2

	· ·					
APPRAISAL SUMMARY						
Option 2 - Ryde Town Hall						
Ryde Town Hall						
Appraisal Summary for Phase 1						
Currency in £						
REVENUE						
Rental Area Summary				Initial	Net Rent	initial
Flexible Event Space - Theatre	Units 1	1,938	Rent Rate ft= 10.00	MRV/Unit	at Sale	MRV 19,380
NHS	1	3,283	20.00	65,660	65,660	65,660
Cafe Bar	1	1,054	8.00	8,432	8,432	8,432
Catering Micro Brewery/Tap Room	1	248		2,480	2,490	2,480
Office	1	3,393	15.00	50,895	50,895	50,895
Totale	6	11,014			167,827	167,827
Investment Valuation						
Flexible Event Space - Theatre						
Ourrent Rent	19,380	YP @	7.0000%	14.2857	276,857	
NHS			Toronto a			
Ourrent Rent	65,660	YP @	4.0000%	25.0000	1,641,500	
Cafe Bar		-	The second			
Current Rent	B,432	YP @	7.0000%	14.2857	120,457	
Catering						
Current Rent	2,480	YP @	7.0000%	14.2857	35,429	
Moro Brewery/Tap Room						
Ourrent Rent	10,980	YP @	7.0000%	14.2857	156,857	
Office			-			
Ourrent Rent	50,895	YP @	7.0000%	14.2857	727,071	
Total Investment Valuation					2,868,171	
NET REALISATION				2,868,171		
OUTLAY						
ACQUISITION COSTS						
Town Planning			50,000			
				50,000		
CONSTRUCTION COSTS						
Construction	Units	Unit Amount				
Condition & Repair	1 un	2,420,000	2,420,000			
	rt <sup>2</sup>					
Flexible Event Space - Theatre NHS	1,938	505.68 271.40	980,000			
Cafe Bar	1,054	360.53				
Catering	248	725.81				
Micro Brewery/Tap Room	1,098	191.26				
Totals	12,163 ft <sup>2</sup>	162.78		5,880,000		
DISPOSAL FEES						
Sales Agent Fee		1.00%	29,582			
Sales Legal Fee		0.50%	14,791	44,373		
FINANCE				44,3/3		
Debit Rate 6.000%, Credit Rate 0.0009	(Nominal)					
Construction Total Finance Cost			157,424	157,424		
TOTAL COSTS				6,111,797		
PROFIT						
				(3,163,626)		
Performance Measures						
Profit on Cost%		-51.60%				
Profit on GDV%		-106.61%				
Profit on NDV% Development Yield% (on Rent)		-106.61% 2.58%				
Equivalent Yield% (Nominal)		5.34%				
Equivalent Yield% (True)		5.52%				
IRR% (without Interest)		NA				
Rent Colver		-19 yrs -12 mths				
Profit Erosion (finance rate 6.000)		N/A				

Date: 19/06/2021

VAIL WILLIAMS LLP

APPRAISAL SUMMARY			VA	IL WILLI	AMS LLF
Option 3 - Ryde Town Hall Ryde Town Hall					
Appraisal Summary for Phase 1					
Currency in £					
REVENUE					
Rental Area Summary					Net Rent
and the second second second	Units		Rent Rate ft*	MRV/Unit	at Sale
Flexible Event Space - Theatre	1			25,080	
Library	1			22,356	
NHS	1			55,540	
Cafe Bar	1			14,120	14,120
Catering	1	290	10.00	2,900	2,900
Creative Studio	1	3,283	10.00	32,830	32,830
Totals	6	12,486			152,826
nvestment Valuation					
Flexible Event Space - Theatre					
Current Rent.	25,080	YP @	7.0000%	14.2857	358,286
Library					
Current Rent	22,358	YP @	7.0000%	14.2857	319,371
NHS					
Current Rent	65,540	YP @	4.0000%	25.0000	1,388,500
Cafe Bar					
Current Rent	14,120	YP @	7.0000%	14.2857	201,714
Catering					
Current Rent	2,900	YP @	7.0000%	14.2857	41,429
Creative Studio					
Current Rent	32,830	YP @	7.0000%	14.2857	469,000
Total Investment Valuation					2,778,300
				2 770 200	
NET REALISATION				2,778,300	
DUTLAY					
ACQUISITION COSTS					
Town Planning			50,000		
				50,000	
CONSTRUCTION COSTS					
	Unite	Unit Amount	Cost		
Construction Condition & Repair	1 un	2,420,000			
	83	Duild Data 62	Cont		
Elevible Econt Passa Theater		Build Rate ft*			
Flexible Event Space - Theatre	2,508	458.53			
Library	1,862	182.60			
NHS	2,777				
Cafe Bar	1,765	305.95	540,000		

APPRAISAL SUMMARY Option 3 - Ryde Town Hall		
Ryde Town Hall		
Catering	290	
Creative Studio	3.283	
Totals	12,485 ft <sup>2</sup>	
DISPOSAL FEES		
Sales Agent Fee		
Sales Legal Fee		
FINANCE		
Debit Rate 6.000%, Credit Rate 0	000% (Nominal)	
Construction		
Total Finance Cost		
TOTAL COSTS		
PROFIT		
Performance Measures		
Profit on Cost%		-5
Profit on GDV%		-12
Profit on NDV%		-12
Development Yield% (on Rent)		
Equivalent Yield% (Nominal) Equivalent Yield% (True)		
Equivalent field & (True)		
IRR% (without Interest)		

Rent Cover Profit Erosion (finance rate 6.000)

Project: Option 3 - Ryde Town Hall ARGUS Developer Version: 8.20.003

Project: Option 3 - Ryde Town Hall ARGUS Developer Version: 8.20.003

Date: 19/06/2021

# VAIL WILLIAMS LLP

5,960,000	190,000 <u>570,000</u> 3,540,000	855.17 173.82
	27,783 13,892	1.00%
41,675		
160,054	160,054	
6,211,728		
(3,433,428)		
		-55.27% -123.58% -123.58%
		2.46% 5.50% 5.70%

N/A

-22 yrs -8 mths N/A

Date: 19/06/2021

APPRAISAL SUMMARY			VA	L WILLIAM	SLLP
Option 4 - Ryde Town Hall					
Appraisal Summary for Phase 1					
Currency in £					
REVENUE	11-22		0.1. D.1. 01	11-12-12-12-1	
Sales Valuation Residential	Units 1	3,283	Sales Rate ft <sup>2</sup> 300.00	Unit Price 984,900	
lental Area Summary				Initial	
tental Area Summary	Units	ft*		MRV/Unit	
Library	1	1,765		21,180	
NHS Cafe Bar	1	2,777		55,540 8,608	
Catering	T.	291	10.00	2,910	
Flexible Space Totals	15	3.035 8,944	10.00	30,350	
ivestment Valuation	1	0,344			
Library					
Current Rent	21,180	YP @	7.0000%	14.2857	
NHS					
Current Rent	55,540	YP @	4.0000%	25.0000	
Cafe Bar					
Current Rent	8,608	YP @	7.0000%	14,2857	
Catering Current Rent	2,910	YP @	7.0000%	14.2857	
Gurentien	2,010	11.03	1.0000.18	14.2007	
Flexible Space	00.050	V7.0	7 00000	14 0057	
Current Rent	30,350	YP @	7.0000%	14.2857	
Total Investment Valuation					
GROSS DEVELOPMENT VALUE				3,274,086	
NET REALISATION				3,274,086	
DUTLAY					
ACQUISITION COSTS					
Town Planning			50,000		
				50,000	
CONSTRUCTION COSTS					
onstruction	Units	Unit Amount	Cost		
Condition & Repair	1 un	2,420,000	2,420,000		
	ft*	Build Rate ft <sup>2</sup>	Cost		
Library	1,765	181.30	320,000		
NHS Cafe Bar	2,777	270.08 362.45			
Catering	291	652.92			
Flexible Space	3,035	408.57			

Project: Option 4 - Ryde Town Hall ARGUS Developer Version: 8.20.003

Date: 19/06/2021

APPRAISAL SUMMARY			VA	IL WILLIAMS LLP
Option 4 - Ryde Town Hall				
Residential	3.283	191,90	630,000	
Totals	12,227 ft*		3,520,000	5,940,000
DISPOSAL FEES				
Sales Agent Fee		1.00%	32,741	
Sales Legal Fee		0.50%	16,370	
				49,111
FINANCE				
Debit Rate 6.000%, Credit Rate 0.0	00% (Nominal)			
Construction	and the second se		159,528	
Total Finance Cost				159,528
TOTAL COSTS				6,198,639
PROFIT				
				(2,924,554)
Performance Measures				
Profit on Cost%		-47.18%		
Profit on GDV%		-89.32%		
Profit on NDV%		-89.32%		
Development Yield% (on Rent)		1.91%		
Equivalent Yield% (Nominal)		5.18%		
Equivalent Yield% (True)		5.35%		
IRR% (without Interest)		N/A		
Pant Cover		duer 0 mthr		

ion (finance rate 6.000)

-24 yrs -8 mths N/A

Project: Option 4 - Ryde Town Hall ARGUS Developer Version: 8.20.003

Date: 19/06/2021

Job Nr: E05097

# Ryde Town Hall

Summary of Option Costs

	E05097					
Date:	17 June 2021					
			Cost	Area	-Co	st / m2
A	Stage 2 Conditions & Repairs					
A	Conditions & Repairs					
A.1	Roofs	£	691,000	2,058 m2	£	336
A.2	Rainwater Goods	£	38,000	2,058 m2	£	18
A.3	Exterior Walls	£	125,000	2,058 m2	£	61
A.4	Windows, Doors, Joinery & Metalwork	£	191,000	2,058 m2	£	93
A.5	External Decoration	£	28,000	2,058 m2	£	14
A.6	Ceilings	£	363,000	2,058 m2	£	176
A.7	Internal Walls & Partitions	£	294,000	2,058 m2	£	143
A.8	Floors	£	78,000	2,058 m2	£	38
A.9	Sanitary Fittings	£	118,000	2,058 m2	£	57
A.10	Fixtures, Fittings, Linings etc.	£	77,000	2,058 m2	£	37
A.11	Accessibility Audit	£		2,058 m2	£	
A.12	M&E Services Report and Recommendations	£	215,000	2,058 m2	£	104
A.13	Structural Report and Recommendations	£	-	2,058 m2	£	-
A.14	Fire Strategy Review	E		2,058 m2	£	-
A.15	Recommendations for Enhancements	E	202,000	2,058 m2	£	98
A	Total Condition & Repair Cost	£	2,420,000	2,058 m2	£	1,176
1	Option 1					
1.1	Remodelled areas					
1.1.1	Flexible Space	E	1,410,000	382 m2	£	3,691
1.1.2	Food Hall	£	200,000	113 m2	£	1,770
1.1.3	Creative Studio	E	570,000	305 m2	£	1,869
1.1.4	Media Centre / Rehearsal space	E	470,000	258 m2	£	1,822
1.1.5	Café bar	E	210,000	51 m2	£	4,118
1.1.6	Catering Kitchen	£	190,000	27 m2	£	7,037
1.2	Total Cost Option 1	4	3,050,000	2,058 m2		1,482
2	Option 2					
2.1	Remodelled areas					
2.1.1	Flexible Space	£	980,000	180 m2	£	5,444
2.1.2	Microbrewery / Tap room	£	210,000	102 m2	£	2,059
	NHS	£	1,040,000	356 m2	£	2,921
2.1.3		£	380,000	98 m2	£	3,878
2.1.3	Café bar	-				
	Café bar Catering Kitchen	£	180,000	23 m2	£	7,826
2.1.4				23 m2 371 m2	E E	7,826 1,752

3.1.2       Library       É       340,000       173 m2       É       1,965         3.1.3       Creative Studio       É       570,000       305 m2       É       1,869         3.1.4       NHS       É       750,000       258 m2       É       2,907         3.1.5       Caté bar       É       540,000       164 m2       É       3,293         3.1.6       Catering Kitchen       É       190,000       27 m2       É       7,037         3.2       Tetal Cost Option 3       É       3,540,000       2,058 m2       É       1,720         4       Option 4         4.1       Remodelled areas        1,240,000       282 m2       É       4,397         4.1.1       Flexible Space       É       1,240,000       282 m2       É       4,397         4.1.3       Residential       É       630,000       305 m2       É       2,907         4.1.4       NHS       É       390,000       164 m2       É       2,907         4.1.4       NHS       É       390,000       100 m2       É       3,900         4.1.5       Café bar       É       390,000       100 m2       É </th <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th> <th></th>								
3.1.1       Flexible Space       £       1,150,000       233 m2       £       4,936         3.1.2       Library       £       340,000       173 m2       £       1,965         3.1.3       Creative Studio       £       570,000       305 m2       £       1,969         3.1.4       NHS       £       570,000       305 m2       £       2,907         3.1.5       Caté bar       £       540,000       164 m2       £       3,293         3.1.6       Catering Kitchen       £       190,000       27 m2       £       7,037         3.2       Total Cost Option 3       £       3,240,000       285 m2       £       1,220         4       Option 4       £       3,20,000       164 m2       £       1,951         4.1.1       Flexible Space       £       1,240,000       282 m2       £       4,397         4.1.2       Utrary       £       320,000       164 m2       £       1,951         4.1.3       Residential       £       630,000       305 m2       £       2,066         4.1.4       NHS       É       390,000       100 m2       £       3,900         4.1.4 <t< th=""><th>3</th><th></th><th>Option 3</th><th></th><th></th><th></th><th></th><th></th></t<>	3		Option 3					
3.1.2       Library       É       340,000       173 m2       É       1,965         3.1.3       Creative Studio       É       570,000       305 m2       É       1,869         3.1.4       NHS       É       570,000       258 m2       É       2,907         3.1.5       Caté bar       É       540,000       164 m2       É       3,293         3.1.6       Catering Kitchen       É       190,000       27 m2       É       7,037         3.2       Total Cost Option 3       É       3,240,000       265 m2       É       1,720         4       Option 4       É       1,240,000       282 m2       É       4,397         4.1.1       Flexible Space       É       1,240,000       282 m2       É       4,397         4.1.3       Residential       É       630,000       305 m2       É       1,960         4.1.4       NHS       É       520,000       258 m2       É       2,907         4.1.4       NHS       É       390,000       100 m2       É       3,900         4.1.5       Catering Kitchen       É       390,000       100 m2       É       3,900         4.1.5 <tdc< td=""><td>3.1</td><td>Remodelled areas</td><td></td><td></td><td></td><td></td><td></td><td></td></tdc<>	3.1	Remodelled areas						
3.1.3       Creative Studio       Ē       570,000       305 m2       Ē       1,869         3.1.4       NHS       Ē       750,000       258 m2       Ē       2,907         3.1.5       Café bar       Ē       540,000       258 m2       Ē       3,293         3.1.6       Catering Kitchen       Ē       190,000       27 m2       Ē       7,037         3.2       Total Cost Option 3       Ē       3,540,000       2,058 m2       Ē       1,720         4       Option 4         4.1       Remodelled areas       É       1,240,000       282 m2       Ē       4,397         4.1.1       Flexible Space       É       1,240,000       282 m2       Ē       4,397         4.1.2       Ubrany       Ē       320,000       164 m2       Ē       1,951         4.1.3       Residential       Ē       630,000       305 m2       Ē       2,0666         4.1.4       NHS       Ē       390,000       106 m2       Ē       390,000         4.1.4       NHS       Ē       390,000       100 m2       Ē       3,900         4.1.4       NHS       Ē       190,000       27 m2       Ē	3.1.1	Flexible Space		E	1,150,000	233 m2	£	4,936
3.1.4       NHS       £       750,000       258 m2       £       2,907         3.1.5       Café bar       £       540,000       164 m2       £       3,293         3.1.6       Catering Kitchen       £       190,000       27 m2       £       7,037         3.2       Total Cost Option 3       £       3,540,000       2,058 m2       £       1,720         4           £       1,240,000       282 m2       £       4,397         4.1       Remodelled areas       £       1,240,000       282 m2       £       4,397         4.1.1       Flexible Space       É       1,240,000       282 m2       £       4,397         4.1.2       Library       É       320,000       164 m2       £       1,951         4.1.3       Residential       É       630,000       305 m2       £       2,907         4.1.4       NHS       É       390,000       100 m2       £       3,900         4.1.4       NHS       É       390,000       100 m2       £       3,900         4.1.5       Café bar       É       190,000       27 m2	3.1.2	Library		E	340,000	173 m2	£	1,965
3.1.5       Café bar       É       \$40,000       164 m2       É       3,293         3.1.6       Catering Kitchen       É       190,000       27 m2       É       7,037         3.2       Total Cost Option 3       É       3,540,000       2,058 m2       É       1,720         4       Option 4         4.1       Remodelled areas         4.1.1       Flexible Space       É       1,240,000       282 m2       É       4,397         4.1.2       Library       É       320,000       164 m2       É       1,951         4.1.3       Residential       É       630,000       305 m2       É       2,066         4.1.4       NHS       É       390,000       100 m2       É       2,007         4.1.4       NHS       É       390,000       100 m2       É       3,000         4.1.5       Catering Kitchen       É       390,000       100 m2       É       3,000         4.1.4       NHS       É       190,000       27 m2       É       7,037         4.1.6       Catering Kitchen       É       3,520,000       2,058 m2       É       1,730	3.1.3	Creative Studio		E	570,000	305 m2	£	1,869
3.1.6       Catering Kitchen       £       190,000       27 m2       £       7,037         3.2       Total Cost Option 3       É       3,540,000       2,058 m2       É       1,720         4       Option 4         4.1       Remodelled areas         4.1.1       Finkible Space       É       1,240,000       282 m2       É       4,397         4.1.2       Librais       É       320,000       164 m2       É       1,951         4.1.3       Residential       É       630,000       305 m2       É       2,907         4.1.4       NHS       É       390,000       100 m2       É       3,900         4.1.4       Catering Kitchen       É       190,000       27 m2       É       3,900         4.1.5       Catering Kitchen       É       190,000       27 m2       É       3,900         4.1.6       Catering Kitchen       É       3,520,000       2,058 m2       É       7,037         4.2       Total Cost Option 4       É       3,520,000       2,058 m2       É       1,710	3.1.4	NHS		£	750,000	258 m2	£	2,907
3.2       Total Cost Option 3       É 3,540,000       2,058 m2       É       1,720         4       Option 4         4.1       Remodelled areas         4.1.1       Flexible Space       É 1,240,000       282 m2       É       4,397         4.1.2       Library       É 320,000       164 m2       É       1,951         4.1.3       Residential       É 630,000       305 m2       É       2,907         4.1.4       NHS       É 750,000       258 m2       É       2,907         4.1.5       Café bar       É 390,000       100 m2       É       3,900         4.1.6       Catering Kitchen       É       190,000       27 m2       É       7,037         4.2       Total Cost Option 4       É 3,520,000       2,058 m2       É       1,710	3.1.5	Café bar		£	540,000	164 m2	£	3,293
4         Option 4           4.1         Remodelled areas           4.1.1         Flexible Space         É 1,240,000         282 m2         É 4,397           4.1.2         Library         É 320,000         164 m2         É 1,951           4.1.3         Residential         É 630,000         305 m2         É 2,066           4.1.4         NHS         É 750,000         258 m2         É 2,907           4.1.5         Cafe bar         É 390,000         100 m2         É 3,900           4.1.6         Catering Kitchen         É 190,000         27 m2         É 7,037           4.2         Total Cost Option 4         É 3,520,000         2,058 m2         É 1,710	3.1.6	Catering Kitchen		£	190,000	27 m2	£	7,037
4.1         Remodelled areas           4.1.1         Flexible Space         £         1,240,000         282 m2         £         4,397           4.1.2         Library         £         320,000         164 m2         £         1,951           4.1.3         Residential         £         630,000         305 m2         £         2,066           4.1.4         NHS         £         750,000         258 m2         £         2,0707           4.1.5         Café bar         £         390,000         100 m2         £         3,900           4.1.6         Catering Kitchen         £         190,000         27 m2         £         7,037           4.2         Total Cost Option 4         £         3,520,000         2,058 m2         £         1,710	3.2	Total Cost Option 3		4	3,540,000	2,058 m2	*	1,720
4.1.1       Flexible Space       £       1,240,000       282 m2       £       4,397         4.1.2       Library       £       320,000       164 m2       £       1,951         4.1.3       Residential       £       630,000       305 m2       £       2,066         4.1.4       NHS       £       750,000       258 m2       £       2,907         4.1.5       Café bar       £       390,000       100 m2       £       3,900         4.1.6       Catering Kitchen       £       190,000       27 m2       £       7,037         4.2       Total Cost Option 4       £       3,520,000       2,058 m2       £       1,710	4		Option 4					
4.1.2     Library     £     320,000     164 m2     £     1,951       4.1.3     Residential     £     630,000     305 m2     £     2,066       4.1.4     NHS     £     750,000     258 m2     £     2,907       4.1.5     Café bar     £     390,000     100 m2     £     3,900       4.1.6     Catering Kitchen     £     190,000     27 m2     £     7,037       4.2     Total Cost Option 4     £     3,50,000     2,058 m2     £     1,710	4.1	Remodelled areas						
4.1.3         Residential         £         630,000         305 m2         £         2,066           4.1.4         NHS         É         750,000         258 m2         £         2,907           4.1.5         Café bar         É         390,000         100 m2         £         3,900           4.1.6         Catering Kitchen         É         190,000         27 m2         £         7,037           4.2         Total Cost Option 4         É         3,520,000         2,058 m2         £         1,710	4.1.1	Flexible Space		£	1,240,000	282 m2	E	4,397
4.1.4         NHS         £         750,000         258 m2         £         2,907           4.1.5         Café bar         £         390,000         100 m2         £         3,900           4.1.6         Catering Kitchen         £         190,000         27 m2         £         7,037           4.2         Total Cost Option 4         £         3,520,000         2,058 m2         £         1,710	4.1.2	Library		E	320,000	164 m2	£	1,951
4.1.5         Café bar         £         390,000         100 m2         £         3,900           4.1.6         Catering Kitchen         £         190,000         27 m2         £         7,037           4.2         Total Cost Option 4         £         3,520,000         2,058 m2         £         1,710	4.1.3	Residential		£	630,000	305 m2	£	2,066
4.1.6         Catering Kitchen         £         190,000         27 m2         £         7,037           4.2         Total Cost Option 4         £         3,520,000         2,058 m2         £         1,710	4.1.4	NHS		£	750,000	258 m2	£	2,907
4.2 Total Cost Option 4 £ 3,520,000 2,058 m2 £ 1,710	4.1.5	Café bar		£	390,000	100 m2	£	3,900
	4.1.6	Catering Kitchen		£	190,000	27 m2	£	7,037
Restrictions and qualifications	4.2	Total Cost Option 4			3,520,000	2,058 m2		1,710
		Restrictions and qualifica	tions					

1. Costs exclude VAT

2. Costs do not include for any legal costs.

3. Costs presume that the services to the building and appropriate do not include for increase in services capacity

4. Costs base dated to 2nd Quarter 2021, no allowance for inflation included.

5. Costs presume that the structure is appropriate for the building useage

6. No further works are include other than those list in the attached notes

7. All Cost option works are in addition to the Conditions and repair works 8. Asbestos removal included in the Conditions and repair works

9. All Cost options are inclusive of Preliminaries @13%, Overheads & Profit@7.5%, Design Risk@5%, Construction Contingency@5%, Direct Costs @1% and Professional fees@16.5%.

All Condition & Repair costs are inclusive of Preliminaries @13%, Overheads & Profit@7.5%, Design Risk@10%, Construction Contingency@10%, Direct costs @1% and Professional fees@16.5%.

# Ryde Town Hall Stage 2 Condition & Repair Works

Job	Nr:	E05097

Date:	26 May 2021				
		_	Cost	Cos	t/m2
3.1	Roofs				
	Replacement of asphalt roofs and relaying slate roofs with existing slates and new where appropriate. Redecoration, repairs and partial reglazing of lantern lights	£	398,000	£	193
3.2	Rainwater Goods				
	Replacement of missing downpipes and outlets. New outlets to reroofed areas	£	22,000	£	11
3.3	Exterior Walls Removal of vegetation to walls, repairs to cracks and damage as identified in the report. Allowances for stone and render repairs				
3.3.1	East Elevation	E	10,000	£	5
3.3.2	South Elevation	E	35,000	£	17
3.3.3	West Elevation	E	16,000	£	8
3.3.4	North Elevation	E	10,000	£	5
3.4	Windows, Doors, Joinery & Metalwork				
	Strip back, repair and redecorate windows. Replacement of broken glass and replacement of windows and doors where advised in the conditions report.	£	110,000	£	53
3.5	External Decoration				
	Repaint render	£	16,000	£	8
3.6	Ceilings	£	169,000	£	82
	Repair to lath and plaster ceilings. Replacement of ceilings to the wcs store and circulation areas	E	38,000	£	18
3.7	Internal Walls & Partitions				
	Relining external walls, repairs to the pilasters in the theatre and allowance for repairs of historic plaster.	£	169,000	£	82
3.8	Floors				
	Costs include for new floor coverings to wc's, stores and circulation areas. We have allowed for 15% replacement of the floor deck and 5% replacement of the floor structure	£	45,000	£	22
3.9	Sanitary Fittings				
	Costs include for replacement of the existing sanitaryware and inclusion of a further 20 fittings.	£	68,000	£	33
3.10	Fixtures, Fittings, Linings etc.				
	Repairs to staircase plaster and cornices. General allowances for redecoration of walls and doors to wcs, store and circulation areas.	E	44,000	£	21
4.0	Accessibility Audit				
	No specific works allowed	£	-	£	-

<u>Cost</u> Cos E 398,000 E	
£ 398,000 £	
	193
£ 22,000 £	11
E 10,000 E E 35,000 E	5
E 35,000 E	
E 16,000 E	
E 10,000 E	5
E 110,000 E	53
E 16,000 E	8
£ 169,000 £	
E 38,000 E	18
E 169,000 E	82
E 45,000 E	22
£ 68,000 £	33
E 44,000 E	21
E - E	-

5.0	M&E Services Report and Recommendations	
5.1	Mechanical Services - see report	
5.2	Electrical Services - see report	
5.3	Builders Work in connection included at a rate of 6.5%	6.50 %
6.0	Structural Report and Recommendations	
	Additional structural reports to be funded from Direct orders. Identified replacement works and repairs costed in the elemental sections above	
7.0	Fire Strategy Review Escape strategy is dealt with in the Option costs	
7.1	Escape Strategy: Ground Floor	
7.2	Escape Strategy: First Floor	
7.3	Escape Strategy: Second Floor	
8.0	Recommendations for Enhancements	
	Asbestos removal across the entire building	
	Subtotal - Building Work	
	Preliminaries	
	Management & Staff	8.0 %
	Site Preliminaries	5.0 %
	Overheads & Profit	7.5 %
	Subtotal	
	Contingency & Risk	
	Design reserve	10.0 %
	Construction Contingency	10.0 %
	Subtotal - Anticipated Contract sum	
	Professional fees & Direct Costs	
	Professional fees	16.5 %
	Direct Costs & surveys	1.0 %
	Subtotal	
	Inflation	0.0 %
	Base Date - 2nd Quarter 2021	329
	Start on site - 2nd Quarter 2021	329
	Subtotal	
	Location	0.0 %
	Hampshire	105
	Isle of Wight	105

TOTAL PROJECT COST

60,000	E	29
55,000		27
£ 8,000		
E 8,000	*	4
u le	£	4
inc. in options		-
inc. in options		-
inc. in options	£	-
116,000	£	56
£ 1,389,000	£	675
112,000	£	54
76,000	£	37
E 119,000	£	
£ 1,696,000		
170,000	£	83
E 187,000	£	91
E 2,053,000	£	998
E 339,000	£	165
24,000	£	12
E 2,416,000	£	1,174
e -	£	-
£ 2,416,000	£	1,174
	£	
£ 2,420,000	£	1,176

#### Ryde Town Hall - Option 1 Construction Cost Estimate

Viability Costing - Remodelling & Refurbishment	Quantity	Total
FLEXIBLE EVENT SPACE		
Superstructure, Allowance has been made forming openings, upgrades to the structure to suit new loadings, internal walls and partitions and internal doors etc.	382 m2	£180,600
Finishes, Allowance has been made for new wall, floor (generally carpet, viry) to wet and totlet areas) & ceiling (MF type suspended ceiling) finishes throughout. Including skirtings, leveling screeds & decoration.	382 m2	\$96,200
Mechanical & electrical services. Allowance has been made for full replacement of the Mechanical & electrical services discounted for infrastructure works undertaken as part of the Conditions and repair works.	382 m2	£367,200
Fill out works. Allowance for fixed furniture, signage and display boards.	382 m2	\$30,200
Fire escape Strategy, Allowance for an enclosed fire escape with a structural steel frame, 2 flights of stairs from the ground first floor, a single flight from the first to the second floor, all with lighting & security alarm and external escape doors.		4536,900
Socialist Fit out Allowance for Bleacher sealing (361 seats)	ltem	£200,000
Specialist Theatre / cinema Fit out	Item	by tenant
TOTAL Flexible Space		£1,410,000
FOOD HALL		
Superstructure: Allowence has been made forming openings, upgrades to the structure to suit new loadings, internal wells and partitions and internal doors etc.	113 m2	\$54,000
Eloisbas, Alloyence has been made for new wall (generally painted walls), floor (generally vinyl, with non sip vinyl wetareas and toilets) & celling (Generally a drop in type suspended celling). finishes throughout. Including skirtings, levelling screeds & decration.	113 m2	£29,000
Mechanical & electrical services Allowance has been made for full replacement of the Mechanical & electrical services discounted for infrastructure works undertaken as part of the Conditions and repair works.	113 m2	£109,000
Fit out works. Allowance for furniture to communal area and signage. TOTAL Project Cost - Food Hall	113 m2	£9,000 £200,000
TOTAL Project Cast - rood Hall		2200,000
CREATIVE STUDIO		
Superstructure, Allowance has been made forming openings, upgrades to the structure to suit new loadings, internal walls and partitions and internal doors etc.	305 m2	\$96,000
Einishes, Allowance has been made for new wall (generally painted walls), floor (generally vinyl, with non slip vinyl wetareas and toilets) & ceiling (Generally a drop in type suspended ceiling), finishes throughout, Including skirtings, heveiling screeds à decrvation.	305 m2	£130,000
Mechanical & electrical services Allowance has been made for full replacement of the Mechanical & electrical services discounted	305 m2	\$289,000
for infrastructure works undertaken as part of the Conditions and repair works. <u>Fit out works</u> , Allowance for furniture to communal area and signage.	305 m2	258,000
TOTAL Project Cost - Creative Space		£570,000
Media Centre / Rehearsal Space Superstructure: Allowence has been made forming openings, upgrades to the structure to suit new loadings, internal waits and	258 m2	\$81,000
pertitions and internal doors etc. <u>Winishes</u> , Allowance has been made for new wall (generally painted walls), floor (generally vinyl, with non slip vinyl wetareas and toilets) & calling (Generally a drog in type suspended ceiling). finishes throughout. Including skirtings, leveling screeds &	258 m2	£110,000
decoration.		
Mechanical & disctrical services Allowance has been made for full replacement of the Mechanical & electrical services discounted for infrastructure works undertaken as part of the Conditions and repair works.	258 m2	£244,000
Elt out works. Allowance for furniture Lighting and sound desk (no allowance for equipment) to communal area and signage.	258 m2	\$33,000
TOTAL Project Cost - Media Centre / Rehearsal Space		£470,000
CAFE BAR		
Sunarstructure. Allowance has been made forming openings, upgrades to the structure to sult new loadings, internal walls and partitions and internal doors etc.	51 m2	£28,000
Finishes, Allowance has been made for new wall (generally painted with ceramic tiling splashbacks to kitchens and toilets), floor (generally carpet, vinyl flooring to kitchens and bathrooms) & ceiling (open grid type ceiling to bar area, feature ceiling around bar in the specialist fit out costs, mf type suspended ceiling to remaining areas) finishes throughout. Including skirtings, leveling screeds & decoration.	51 m2	\$18,000
Access a decreased. Machanical & electrical services Allowance has been made for full replacement of the Mechanical & electrical services discounted for infrastructure works undertaken as part of the Conditions and repair works.	51 m2	\$72,000
Et out works. Allowance for perimeter bench seating.	51 m2	\$15,000
Socialist Fit out Allowance for Bar / Servery, including for feature celling and lighting, built in bottle fridge, glasswasher, etc.	Item	\$79,000
TOTAL Project Cost - Cafe Bar		£210,000
CATERING KITCHEN		
Superstructure, Allowance has been made forming openings, upgrades to the structure to suit new loadings, internal walls and partitions and internal doors etc.	27 m2	\$11,000
Finishes, Allowance has been made for new wall (generally hygienic wall coverings), floor (non slip vinyi flooring) & ceiling (hygienic and cleanable suspended ceiling) finishes throughout. Including skirtings, levefiling screeds & decoration.	27 m2	68,000
Mechanical & electrical services Allowance has been made for full replacement of the Mechanical & electrical services discounted for infrastructure works undertaken as part of the Conditions and repair works.	27 m2	#38,000
Fit out works. Allowance for fitted furniture, Signage etc.	27 m2	£2,000
Specialist III: out, Allowance for installation of a commercial grade kitchen TOTAL Project Cost - Catering Kitchen	Ibem	£130,000 £190,000
Total Option 1 - Remodelling Note:		£3,050,000

All works are in addition to the Conditions and repair works

Asbestos removal included in the Conditions and repair works

All costs inclusive of Preliminaries @13%, Overheads & Profit@7.5%, Design Risk@5%, Construction Contingency@1% and Professional fees@16.5%.

The project base date is set at 3rd Quarter 2020, no allowance for inflation is included.

#### Ryde Town Hall - Option 2 Construction Cost Estimate

Viability Costing - Remodelling & Refurbishm

#### PLEXIBLE EVENT SPACE

Superstructure, Allowance has been made forming openings, upgrades to the structure to suit a partitions and internal doors etc. <u>Finishes</u>. Allowance has been made for new well, floor (generally carpet, viny) to wet and toliat an catinuit history throughout, including skiritings, leveling screeck & decoration.

Mechanical & electrical services, Allowance has been made for full replacement of the Mechan for infrastructure works undertaken as part of the Conditions and inpair works.

Fit out works. Allowance for fixed furniture, signage and display boards.

Fire escape Strategy, Allowance for an enclosed fire escape with a structural steel frame, 2 fligt floor, a single flight from the first to the second floor, all with lighting & security alarm and extern

Abnormal Works Allowance for removal of existing mezzanine floor, including meking good Specialist Pit out Allowance for Bleacher seating (361 seats)

Specialist Theatre / cinema Fit out TOTAL Flexible Space

### MICROBREWERY/TAP ROOM

Superstructure, Allowance has been made forming openings, upgrades to the structure to suit a partitions and internel doors etc.

participies and memory does exc. Plainshea, Miowance has been made for new well (hygienic chemical resistant lining to brewery, p (chemical resistant non slip flooring to brewery, carpet to tap room) & ceiling (hygienic and washe type ceiling to tap room) finishes throughout. Including skirnings, leveling screeds & decoration. <u>Mechanical B electrical survices</u> Allowance has been made for full replacement of the Mechanis for infrastructure works undertaken as pert of the Conditions and repair works.

Fit out works. Allowance for perimeter bench seating to tap room. Specialist Fit out Allowance Microbrewery / Tap room

TOTAL Project Cost - Microbrewery / Tap room

NHS Costs reviewed and Benchmarked against similar projects undertaken by AECOM Superstructure, Allowence has been made forming openings, upgrades to the structure to suit in partitions and internal doors etc. Finishes, Allowances for appropriate well, floor (generally vitry) and calling (drop in type susper key" facility. Including costs for skirtings, leveling screeds and deciration

Machanical and Electrical services Rivernes to replace the existing services and decoration Machanical and Electrical services Rivernes to replace the existing services and to provide a " Infrastructure works undertaken as per of the conditions & repairs. <u>FR out works</u> Allowance to provide fixed furniture, desks, tables, chars, notice boards, signage i facility. Excludes costs for medical equipment. **TOTAL Project Cost - NHS** 

#### CAFE BAR

Superstructure, Allowance has been made forming openings, upgrades to the structure to suit in partitions and internal doors etc. <u>Pinishes</u>, Allowance has been made for new well (generally painted with ceramic tiling splashback

(generally carpet, vinyi fooring to kitchens and bethrooms) & ceiling (open grid type ceiling to be the specialist fit out costs, inf type suspended ceiling to remaining areas) finishes throughout. Inc

Mechanical & electrical services Allowance has been made for full replacement of the Mechani for infrastructure works undertaken as part of the Conditions and repair works.

#### Fit out works. Allowance for perimeter bench seating.

Specialist Fit out Allowance for Bar / Servery, including for feature calling and lighting, built in b TOTAL Project Cost - Cafe Bar

#### CATERING KITCHEN

Superstructure, Allowence has been made forming openings, upgrades to the structure to suit in partitions and internal doors etc. Existence. Allowance has been made for new well (generally hygienic well coverings), floor (non al and cleanable suspended ceiling) finishes throughout. Including skirtings, leveling screeds & deco

Mechanical & electrical services Allowance has been made for full replacement of the Mechani for infrestructure works undertaken as part of the Conditions and repair works.

Th out works. Allowance for fitted furniture, Signage etc. Spacialist fit out, Allowance for installation of a commercial grade kitchen

TOTAL Project Cost - Catering Kitchen

#### OFFICES

Superstructure. Allowance has been made forming openings, upgrades to the structure to suit r partitions and internal doors etc.

Plaishes, Allowance has been made for new well (generally painted wells), floor (generally ant st wet areas & toilets) & celling (drop in grid suspended celling) finishes throughout. Including skirter

Mechanical & electrical services Allowance has been made for full replacement of the Mechani for infrastructure works undertaken as part of the Conditions and repair works.

Fit out works, Allowance for fitted furniture, Signage etc. TOTAL Project Cost - Office

## **Total Option 2 - Remodelling**

Note All works are in addition to the Conditions and repair works

Asbestos removal included in the conditions and repair works

All costs inclusive of Preliminaries @15%, Overheads & Profit@7.5%, Design Risk@5%, Construction Contingency@1% and Professional fees@16.5%.

The project base date is set at 3rd Quarter 2020, no allowance for inflation is included.

Quantity	Total
180 m2	£85,000
	£45,200
	£173,100
180 m2	£14,300
	\$371,200
120 m2	\$\$4,500
Item	E200,000 by tenant
	£980,000
102 m2	£48,000
102 m2	£48,000
102 m2	£105,000
102 m2	69,000
(cert)	by tenant
356 m2	£118,000
	£174,000
	£617,000
356 m2	£129,000
	E1,040,000
98 m2	£52,000
98 m2	\$34,000
58 m2	\$139,000
	£28,000
item	£130,000
	£380,000
23 m2	\$9,000
23 m2	\$6,000
23 m2	\$33,000
23 m2	\$2,000
Rann	£130,000 £180,000
371 m2	£146,000
371 m2	£105,000
371 m2	£363,000
371 m2	£35,000 £650,000
	180 m2 180 m2 180 m2 180 m2 180 m2 120 m2 100 m2 102 m2 105 m2

#### Ryde Town Hall - Option 3 Construction Cost Estimate

Viability Costing - Remodelling & Refurbishment	Quantity	Total
FLEXIBLE EVENT SPACE		
uperstructure. Allowance has been made forming openings, upgrades to the structure to suit new loadings, internal walls and artitions and internal doors etc.	233 m2	\$110,100
Inishes, Allowance has been made for new wall, floor (generally carpet, vinyi to wet and totlet areas) & ceiling (MF type suspended elling) finishes throughout. Including skirtings, levelling screeds & decoration.	233 m2	£58,800
techanical & electrical services, Allowance has been made for full replacement of the Mechanical & electrical services discounted or infrastructure works undertaken as part of the Conditions and repair works.	233 m2	£223,900
It out works, Allowance for fixed furniture, signage and display boards.	233 m2	£18,400
ins escape Strategy, Allowance for an enclosed five escape with a structural steel frame, 2 flights of stairs from the ground first oor, a single flight from the first to the second floor, all with lighting & security alarm and external escape doors.		\$536,800
oecialist Fit out Allowance for Beacher seating (361 seats) pecialist Theatre / cinema Fit out	Rem	£200,000
OTAL Flexible Space		£1,150,000
TRRAPY		
LIBRARY ased on a comprehensive refurbishment based on cost data from BCIS. Discounted M&E Infrastructure works included in Conditions	173 m2	£338.000
nd repairs. Costs include for wall mounted shelving only	1/3 m2	£340,000
OTAL Library		2340,000
REATIVE STUDIO		
uperstructure. Allowance has been made forming openings, upgrades to the structure to suit new loadings, internal walls and artitions and internal doors etc.	305 m2	296,000
inishes. Allowance has been made for new wall (generally painted walls), floor (generally vinyi, with non slip vinyi wetareas and silets) & ceiling (Generally a drop in type suspended ceiling). finishes throughout. Including skirtings, leveling screeds & decoration.	305 m2	£130,000
techanical & electrical services Allowance has been made for full replacement of the Mechanical & electrical services discounted or infrastructure works undertaken as part of the Conditions and repeir works.	305 m2	\$289,000
It out works. Allowance for furniture to communal area and signage.	305 m2	£58,000
OTAL Project Cost - Creative Space		£570,000
HS		
osts reviewed and Benchmarked against similar projects undertaken by ABCOM		
uperstructure. Allowance has been made forming openings, upgrades to the structure to suit new loadings, internal walls and artitions and internal doors etc.	258 m2	685,000
Inishes, Allowances for appropriate wall, floor (generally vinyl) and celling (drop in type suspended celling) finishes for a "Turn ey" facility. Including costs for skirtings, leveling screeds and decoration	258 m2	\$126,000
techanical and Electrical services Allowance to replace the existing services and to provide a "Turn Key" facility, discounted by the frastructure works undertaken as part of the conditions & repairs.	258 m2	£447,000
t out works. Allowance to provide fixed furniture, desks, tables, chairs, notice boards, signage as appropriate for a "Turn Key"	258 m2	000,503
edity. Excludes costs for medical equipment. OTAL Project Cost - NHS		£750,000
AFE BAR		
understructure. Allowance has been made forming openings, upgrades to the structure to suit new loadings, internal walls and	164 m2	
artitions and internal doors etc. inishes, Allowance has been made for new wall (generally painted with ceramic bling splashbacks to kitchens and toilets), floor	164 m2	691,000
presentation of the second and the maximum second s	164 m2	£57,000
Inschanical & electrical services Allowance has been made for full replacement of the Mechanical & electrical services discounted or infrastructure works undertaken as part of the Conditions and repair works.	164 m2	\$233,000
t out works. Allowance for perimeter banch seating.	164 m2	647,000
nortalist Hit out Allowance for Bar / Servery, including for feature ceiling and lighting, built in bottle fridge, glasswasher, etc.	item	£110.000
OTAL Project Cost - Cafe Bar		£540,000
ATERING KITCHEN		
uperstructure. Allowance has been made forming openings, upgrades to the structure to suit new loadings, internal walls and	27 m2	£11,000
artitions and internal doors etc. inishes, Allowance has been made for new wali (generally hygienic wall coverings), floor (non slip vinyl flooring) & ceiling (hygienic	27 m2	68,000
nd cleanable suspended ceiling) finishes throughout. Including skirtings, levelling screeds & decoration. Ischanical & electrical services Allowance has been made for full replacement of the Mechanical & electrical services discounted	27 m2	638,000
or infrastructure works undertaken as part of the Conditions and repair works.		
It out works. Allowance for fitted furniture, Signage etc.	27 m2	£2,000
pecialist fit out, Allowance for installation of a commercial grade kitchen	item	£130,000 £190,000
OTAL Project Cost - Catering Kitchen		2190,000
otal Option 3 - Remodelling		£3,540,000

All works are in addition to the Conditions and repair works

Asbestos removal included in the conditions and repair works

All costs inclusive of Preliminaries @13%, Overheads & Profit@7.5%, Design Risk@5%, Construction Contingency@1% and Professional Fees@16.5%.

The project base date is set at 3rd Quarter 2020, no allowance for inflation is included.

Ryde Town Hall - Option 4 Construction Cost Estimate

Viability Costing - Remodelling & Refurbishment

#### FLEXIBLE EVENT SPACE

Superstructure, Allowance has been made forming openings, upgrades to the structure to suit new

# partitions and internal doors etc. <u>Finishes</u>, Allowance has been made for new wall, floor (generally carpet, vinyl to wet and tollet area: celling) finishes throughout. Including skirtings, levelling screeds & decoration.

Mechanical & electrical services, Allowance has been made for full replacement of the Mechanical for infrastructure works undertaken as part of the Conditions and repair works.

Fit out works. Allowance for fixed furniture, signage and display boards.

Ere escape Strategy, Allowance for an enclosed fire escape with a structural steel frame, 2 flights floor, a single flight from the first to the second floor, all with lighting & security alarm and external

Reactalist Fit out Aliowance for Bleacher seating (361 seats) Specialist Theatre / cinema Fit out

TOTAL Flexible Space

# LIBRARY Based on a comprehensive refurbishment based on cost data from BCIS. Discounted M&E Infrastruct and resairs. Costs include for wall mounted shelving only TOTAL Library

#### RESIDENTIAL

Resolutions and internal doors, including for appropriate acoustic and thermal insulation between apart over cost for improved specification of windows and external doors to a more suitable residential spe-<u>Finishes</u>. Allowance has been made for new wall (generally painted with ceramic tiling splashbacks to (generally edge fixed carpet, "kamdean" type flooring to kitchens and bathrooms) & ceiling (MF type in throughout. Including skirtings, levelling screeds & decoration.

Hechanical & electrical services Allowance has been made for full replacement of the Mechanical & for infrastructure works undertaken as part of the Conditions and repair works. <u>Fit out works</u>, Allowance for fitted kitchens and signage, mail boxes etc. to communal areas. TOTAL Project Cost - Residential

#### NHS

Costs reviewed and Benchmarked against similar projects undertaken by AECOM

Superstructure, Allowance has been made forming openings, upgrades to the structure to suit new partitions and internal doors etc. Finishes, Allowances for agroportate wall, floor (generally vinyt) and ceiling (drop in type suspende key" facility. Including costs for skirtings, leveling screeds and decoration

<u>Hochanical and Electrical services</u> Allowance to replace the existing services and to provide a "Tu the infrastructure works undertaken as part of the conditions & repairs.

Fit out works. Allowance to provide fixed furniture, desits, tables, chains, notice boards, signage as facility. Excludes costs for medical equipment.

TOTAL Project Cost - NHS

#### CAFE BAR

CAFE BAR <u>Superstructure</u> Allowance has been made forming openings, upgredes to the structure to suit new i partitions and internal doors etc. <u>Finistes</u>, Anowance has been made for new wall (generally panted with ceramic thing splashbacks to (generally carpet, why flooring to kitches and bathrooms) & celling (open grid type celling to bar an the specialist fit out costs, mf type suspended celling to remaining aneas) finishes throughout. Includ

Mechanical & electrical services Allowance has been made for full replacement of the Mechanical for Infrestructure works undertaken as part of the Conditions and repair works.

#### Fit out works. Allowance for perimeter bench seating.

Succialist Fit out Allowance for Bar / Servery, including for feature celling and lighting, built in both TOTAL Project Cost - Cafe Bar

#### CATERING KITCHEN

Superstructure Allowance has been made forming openings, upgrades to the structure to suit new partitions and internal doors etc.

Brishes, Allowance has been made for new wall (generally hygienic wall coverings), floor (non silp and cleanable suspended ceiling) finishes throughout. Including skirtings, leveling screeds & decora Mechanical & electrical services Allowance has been made for full replacement of the Mechanical for infrastructure works undertaken as part of the Conditions and repair works.

Fit out works. Allowance for fitted furniture, Signage etc. Specialist fit out, Allowance for installation of a commercial grade kitches TOTAL Project Cost - Catering Kitchen

Total Option 4 - Remodelling

Note:

All works are in addition to the Conditions and repair works

Asbestos removal included in the conditions and repair works

All costs inclusive of Preliminaries @13%, Overheads & Profit@7.5%, Design Risk@5%, Construction Contingency@1% and Professional Fees@16.5%.

The project base date is set at 3rd Quarter 2020, no allowance for inflation is included.

Quantity	Total
282 m2	£133,000
282 m2	£71,000
282 m2	£271,000
282 m2	£22,000
	£537,000
item Item	E210,000 by tenant E1,240,000
164 m2	£320,000
305 m2	£140,000
305 m2	E144,000
305 m2	£289,000
305 m2	£58,000 £630,000
	2030,000
258 m2	£81,000
258 m2	£126,000
258 m2	£447,000
258 m2	£93,000
-	£750,000
100 m2	£55,000
100 m2	£35,000
100 m2	£142,000
	£28,000
item .	£130,000 £390,000
27 m2	£11,000
27 m2	£8,000
27 m2	£38,000
	£2,000
ibem .	£130,000 £190,000
	282 m2 282 m2 282 m2 282 m2 282 m2 164 m2 305 m2 305 m2 305 m2 305 m2 305 m2 258 m2

5.0 Risk

E05097	Ryde Town Hall - Risk Log			
	Risk Register			
Programme	Ryde HAZ			
Date reviewed:	08.06.2021	Score	Risk Level	Recommended Response

Date reviewed: Reviewed by:

JMS/AE/PR/GR

 Score
 Risk Level
 Recommended Response

 15-25
 HIGH
 Immediate action or detailed planning to be included within implementation plans

 8-14
 MEDIUM
 Measured to be included into action plans and monitored

 1-7
 LOW
 Limited action and review will be undertaken

						Curre	ent As	ssessn	nent				
Risk Number	Date Identified	Identified by	Summary Description	Cause and Impact	<b>Status</b> (open/closed)	Likelihood	Impact	Assessment	ist Review Date	Risk Owner	Risk Actionee	Mitigation Strategy/Progress	Estimated cost should risk occur
1.00		DESI	GN AND PRE CONSTRUCTION PHA	SE RISKS									
1.01	08.06.2021	нсс	Cost	Capital cost exceeds funding/ viable income generation, rendering projected financailly unviable.	open	4	5 2	20					
02	01.07.2021		Conflict of potential uses	Risk that economically viable occupancies may not coexist comforntably within the building (for eg, NHS & Theatre)	open	3	3 9	•				Progress design with careful consideration of adjacacies and entrnace sequences	
1.03	08.06.2021	нсс	Conservation Officer objections to preferred option. Failure to obtain Planning Permission.	Proposals are too impactful on listed bldg.	open	3	3 9	÷				Continue commincation with CO where possible.	
1.04	08.06.2021	нсс	Price exceeds budget due to availability of materials	BREXIT/COVID/IOW inflation. Programme delay, impact of scope of works.	open	3	4 1	1.2				Close monitoring of market costs as design progresses and taking appopriate action.	
05	08.06.2021	HCC	Contract formulation delay	Potential increases in material costs	open	1	3 3	3					
1.06	08.06.2021	нсс	Risk of end user agreements falling through	Impact on income generation,, failure of business case	open	2	4 <mark>8</mark>	3					
l.07	08.06.2021	нсс	Risk of further vandalism	Impact on capital costs	open	4	4 1	L6				Bldg to be secured and temporary FA's and CCTV installed	
1.08	08.06.2021	нсс	Risk of fire	Loss of bldg.	open	4	4 1	L6				Bldg to be secured and temporary FA's and CCTV installed	
09	08.06.2021	нсс	Risk of further fabric deterioration Unforeseen works in the basement areas (NE corner - not	Lack of maintainance, rainwater ingress etc.	open		4 1	L6				Progress identified Schedule of Urgent Works to halt deterioration.	
.10	08.06.2021	нсс	surveyed)	Impact on capital costs	open	3	2 6	5					
1.11	08.06.2021	нсс	Stats Infrastructure Services Capacity	Possible requirement to increase incoming stats serves capacities, subject to demand and extg sizes	open	3	2 6	5					
1.12	08.06.2021	нсс	Drainage. CTV survey required to establish the condition and do capacity checks etc.	Possible requirement to repair / alter drainage	open	3	2 6	5					
2.00		SIT	E & BUILDING RISKS										
2.01	08.06.2021	нсс	Listed bldg unforseens	Risk as structures are uncovered during either further survey work or construction phase	Open	4	4 1	L6		нсс	нсс	Undertake additional survey works where appropriate/ possible.	
2.02	08.06.2021	нсс	Ecology Bats/Nesting Birds	Delay the start	Open	3	4 1	12		нсс	нсс	Stage 1 Ecology appraisal to be commissioned as necessary.	
										-			
3.00		DESI	GN RISK (FABRIC)		I								
3.01	08.06.2021	нсс	Impact on occpupier fit out requirements on shell building works	Delay the start /extra costs	Open	2	5 1	LO	1			Engagement with end user clients as soon as possible.	
4.00		DESIG	GN RISK (MECHANICAL & ELECTRIC	CAL SERVICES)	1						I		
1.01					1								
5.00		CONS	STRUCTION PHASE RISK									L	
.01	08.06.2021	нсс	Vandalism during construction	Delay works	Open	1	3 3	3					
.02	08.06.2021	нсс	Arson during construction	Delay works	Open	1	5 5	5					
.03	08.06.2021	нсс	Cost increases due to late design changes	Delays/increase costs	Open		55	5					
5.04	08.06.2021	нсс	Material lead times/ delayed	Delay to completion	Open	3	5	15					
5.05	08.06.2021	нсс	Availability of specialist sub contractors	Delay to critical path	Open	2	2 4	1					
i.06	08.06.2021	нсс	Noise/dust disruption	Disruptive to residents	Open	3	3 9	Ð					
.07	08.06.2021	нсс	Contractor insolvency	Delay/additional costs/loss of warranties	Open	1	5 5	5					

# Appendix A

# Historic England Report – March 2021

#### Ryde Town Hall, Lind Street, Ryde, Isle of Wight

Ryde Town Hall was built as a market house and town hall in 1829-31 by James Sanderson. It was extended in 1856 and more dramatically by Francis Newman in 1867-9, when the town acquired borough status; a series of phased alterations included a new council chamber and assembly hall, which thereafter took precedence as the market went into steep decline. The council chamber survives, but the halls were substantially rebuilt in 1933-4 following a fire and remodelled as a theatre in 1990-1. Elements from all these phases of construction survive, contributing to a surprisingly complex and intriguing building.

#### A Background to Ryde

Ryde developed as a fashionable resort from the 1790s, W. H. Davenport Adams in 1866 describing its growth over the previous half century as 'extraordinary'.<sup>1</sup> Its origins lay in two hamlets, one by the shore (in origin La Rye) and a larger one on the hill. In 1705 Sir John Dillington sold the estate to Henry Player, a Hampshire brewer, and it was duly inherited by his son Thomas and grandson William. The first developments were made by William, who laid a new road on the line of a packway to the guay at Lower Ryde in 1781, but it was his widow, Jane, who following his death in 1792 began to grant leases for building. These were first concentrated on the new road, which in 1801 became Union Street, but more development followed in the 1810s when her son George Player and son-in-law Dr John Lind settled in the town and took an active interest in its growth. Jane Player split her husband's legacy equably between her heirs, determining the future Player and Lind estates so fairly that some streets were split lengthways to give them one side each. George Player commissioned the London architect James Sanderson to design Brigstocke Terrace in 1826 and to rebuild St Thomas's Church in 1827, but it was Lind and his son James P. Lind (1790-1860) who built most of the new housing.<sup>2</sup> The construction of the pier in 1813-14 and its progressive extension brought more visitors to the resort, noted for its benign winter climate; the arrival of a railway from London at Gosport in 1839 and at Portsmouth in 1847 increased its popularity still further. The permanent population similarly grew, rising from less than a thousand in 1801 to 1601 in 1811; 2876 in 1821; 3676 in 1831 and 5840 in 1841; by 1862 it had reached about 8000.<sup>3</sup>

George Player and John Lind were involved in the development of Ryde Pier and in the petition for an Improvement Act to introduce a measure of local government to the town, which in 1829 was officially no more than an outpost of the large parish of Newchurch. An Act for Paving, Lighting, Cleansing and otherwise Improving the Town of Ryde in the County of Southampton, and for Establishing a Market within the said Town, was duly passed that year. It established a board of 27 commissioners, to be annually elected from among the most prosperous townsmen by the ratepayers. In practice the Newchurch vestry and highways commission retained control over most of the town's services, and only in the building of a market did the new commissioners have a free hand. Its building followed an attempt to erect a market at St Thomas's Square, where instead the Theatre Royal had been erected in the early 1800s (rebuilt in 1871 and destroyed by fire in 1961, its site is now that of the Nat West Bank of 1966-7).

### The Market Hall 1830-1

The original town hall was a symmetrical, neo-classical building with a temple-like appearance to its main, south-facing elevation. It belongs to a distinguished group of public buildings from the 1820s and early 1830s that adopted this idiom, with either Greek or Roman details; a gesture towards the origins of democracy was thought appropriate for a public building. Birmingham Town Hall, built in 1832-4 following a Town Improvement Act of 1828 and listed grade I, is perhaps the most obvious example, but others range from Manchester Town Hall of 1822-5 to the modest Halifax Assembly Rooms of 1828.<sup>4</sup> However, for such a relatively small and very recent settlement to build such an ambitious and refined structure was remarkable. Built of honey coloured stone in pieces no larger than bricks, it was single-storey save in the centre, where a first-floor temple complete with an portico and two small end pavilions sat on top of an open five-bay colonnade. The five-bay, single-storey wings ended in a slightly projecting and somewhat taller three-bay pavilion, as survives at the west end; the wings had only small rectangular windows set high under the deep cornice, while the pavilions had three arches, the central ones open in the undated

<sup>&</sup>lt;sup>1</sup>. W. H. Davenport Adams, *Nelson's Hand-Book of the Isle of Wight; its history, topography and antiquities*, London, T. Nelson & Sons, 1866, p.107.

<sup>&</sup>lt;sup>2</sup>. I. M. Hocking, 'Development of Ryde as a Resort and Passenger Port, 1780-1914', unpublished PhD, no title page, 1980.

<sup>&</sup>lt;sup>3</sup>. W. H. Davenport Adams, op.cit., p.107.

<sup>&</sup>lt;sup>4</sup>. Anthony Peers, Birmingham Town Hall, An architectural history, London, Lund Humphries, 2012.

engraving below. It was the largest public building on the island until the county offices were erected at Newport.

In 1833, George Brannon described the 'Market House in Lind Street' as:

a handsome building having a frontage to the south of 198 feet. At the west end is the Fish Market, near it are Butchers' shops and a pump of excellent water. The centre is intended for the Corn Market; and the eastern division is appropriated to the general market, which is well supplied with fish, meat, fruit, vegetables, poultry etc. ... The market days are Tuesdays and Fridays but the market is open daily for the wants of residents. The cattle market is in front of the building.

The town hall is erected over the Corn Market, being the centre of the building. It consists of an elegant room 44 feet by 26, opening by sliding doors into a room 15 ft by 20, where the commissioners for improving the town hold monthly meetings. When both rooms are thrown into one, it forms a room 60 feet in length. The view from this apartment is very extensive and delightful. Balls are occasionally held here.⁵

Brannon's words were repeated almost verbatim by Thomas Brettell in 1840.<sup>6</sup> The cattle market proved unsuccessful, however, and Brannon reported in 1842 that it had closed, that in Newport remaining more convenient for the island's agricultural interests. Nevertheless he was quick to complement the building itself. 'The Town-hall and Market-house affords the best proof of the public spirit of the inhabitants of Ryde in regard to local improvements; for this handsome edifice is on a scale to accommodate three or four times the present population."

The most detailed early description is that of c.1838 by Samuel Horsey junior:

The foundation of this magnificent building was laid the 14 of May 1830 by the late John Lind of Westmont Esq. The front elevation is very commanding. The centre principal building is adorned with a lofty portico of four columns of the lonic order, resting upon a Doric colonnade, terminated on each

side with a wing supporting an attic. On the right is the staircase to the town hall, and the clerk's office; on the left are the porter's rooms and the weighing room, where purchasers may have their articles weighed.

In the centre above the market is the town hall. This elegant room is 45 [feet] in length 27 in breadth and 20 in height. The market is enclosed by a wall, which is ornamented by a range of small elegant pillars.

This spacious market-place, which is 196 feet in length, 56 in width, in addition to the useful purposes to which such buildings are applied, has two wings with shops on each side for the accommodation of all kinds of business.

This beautiful piece of architecture, which adds so much to the dignity and convenience of the town, as well as the fine Gothic church and the adjacent terrace, were designed by James Sanderson Esg and are fine specimens of the accomplished talent and taste of the architect.<sup>8</sup>

John Albin gives Lord Yarborough the honour of laying the foundation stone, but the trowel that was used survives and records that Lind did the deed; Yarborough was present when William Sheridan laid the coping stone at the top of the building in June 1831.<sup>9</sup>

Something of the grandeur of the first floor hall, now the 'small hall' or bar area, can be divined from the three tall sash windows facing Market Street, but the enclosed arcade below is shown as open on James Courtney's map of 1836. Some pilasters – presumably the 'small elegant pillars' described by Horsey – survive on the west wing of this elevation. The street to the north, originally Little Cross Street, was renamed Market Street by 1836, suggesting that the market could be entered from this side. The weighbridge was in Lind Street, however. The 25" Ordnance Survey map of 1864 shows the eastern wing with a central covered space lined by small shops on each of the two long sides, entered from St James's Street or through the south side of the end pavilions. The first cattle market was held on 26 June 1833, when the commissioners hoped to attract business by sea from towns along the coast as far as Brighton.<sup>10</sup>

<sup>&</sup>lt;sup>5</sup>. George Brannon, The Pleasure Visitor's Companion in Surveying the Isle of Wight, Wooton (Isle of Wight), 1833, pp.65-6.

<sup>&</sup>lt;sup>6</sup>. Thomas Brettell, Topographic and Historical Guide to the Isle of Wight, comprising authentic accounts of its antiquities, natural productions and romantic scenery, London, Leigh & Co., 1840, p.33.

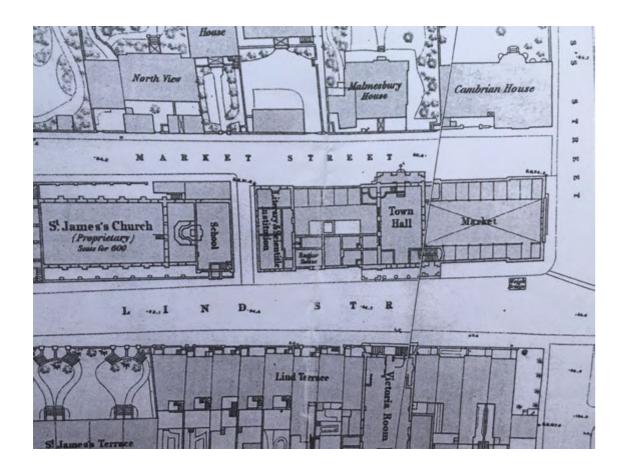
<sup>&</sup>lt;sup>7</sup>. George Brannon, Brannon's Picture of the Isle of Wight, or the Expeditious Traveller's index to its prominent beauties, and objects of interest, Wootton, George Brannon, 1842, p.47.

<sup>&</sup>lt;sup>8</sup>. Samuel Horsey junior, The Beauties of the Isle of Wight, London, Longman, fifth edition 1838, pp.52-3.

<sup>&</sup>lt;sup>9</sup>. John Albin, Companion to the Isle of Wight, London, Longman, 1831, p.54; Diana Wood, The Early Years of Ryde Town Hall, Ryde, Ryde Historical Society, 2011, flyleaf.

<sup>&</sup>lt;sup>10</sup>. *Hampshire Telegraph and Sussex Chronicle*, no.1760, 29 June 1833, p.4.

James Sanderson (c.1791-1835) was born in East Grinstead and was a pupil of Jeffry Wyatville in 1813-16. Although his practice was based in Cork Street, London, most of the buildings he completed in his short career were on the Isle of Wight, where he produced an adventurous range of buildings that began with villas at St Clare/ Puckpool, just east of Ryde and the Gothic Steephill Castle near Ventnor before working for George Player at Brigstocke Terrace and St Thomas's Church.



25" Ordnance Survey, 1864 (in two parts)

#### Alterations and Additions 1856-69

<sup>11</sup>. Henry Richard Holloway, Walks Around Ryde, London, Longman & Co., second edition, 1848, p.27.

The market's popularity proved short-lived. In 1848, H. R. Holloway described the town hall and market as 'an extensive and ornamental, although it must be admitted, comparatively useless building, in Lind Street; entailing as it does, a heavy pecuniary burden on the rate-payers'.<sup>11</sup> In 1863 the *Isle of Wight Observer* reported that the market was 'filthy and neglected'. 'For bad management, Ryde Market stands A1. In fact it can hardly be called a market, there being no competition of any kind. The only retail shops at present let are one fishmonger, one poulterer and two greengrocers.'<sup>12</sup>

A town hall historically means just that – a hall or assembly room operated by the municipal authorities, as is exemplified by that at Birmingham. Fashionable Ryde had other assembly rooms, in Union Street (by 1818), at the Crown Inn and at the Victoria Rooms built in Lind Street across the road from the town hall in 1853-4. But there was a high demand for the town hall's first-floor space for balls and concerts, as reported in the local paper founded in 1848, and Holloway noted that year that 'Petty Sessions are held every alternate Thursday in the Hall itself; and in addition to its legitimate use, is often appropriated for balls, concerts, etc.'.

The commissioners meanwhile busied themselves in establishing proper public services in Ryde, and freeing the town from Newchurch. In 1847 they secured control of all roads within the town, and following an outbreak of cholera in 1849 they secured a second Improvement Act in 1854 to set up a local board of 27 residents and provide a new water supply. A further Act in 1861 increased this supply, obtained from Knighton. Ryde finally became a separate ecclesiastical parish following the Newchurch Parish Act in 1866.

The north elevation of the town hall building today is confusing and largely rebuilt, even at the low western end, with a mezzanine along the north elevation of this wing. The western pavilion became the library and lecture room of the Ryde Literary and Scientific Institution, founded before 1848, when it occupied premises in St James's Square (not a name that exists today, but presumably nearby; there was a Ryde Book Institution on Union Street in 1836). A fireplace in the north-west corner room of the town hall building could date from the 1850s. Part of the west wing was also taken by an 'engine house' for the town's fire engine. In February 1856 the board invited tenders for 'making new fronts to the south and east shops of the Ryde Market and enclosing the north end of the Fish Market', to plans by the town surveyor Francis Newman.<sup>13</sup> By November alterations were in hand to raise the hall's capacity from 300 to 500 people, with space for an orchestra and waiting rooms on the west side and a separate room on the east that could be used separately or together; a small stair on the north-east side was to link the refreshment room and kitchen. This work was to cost £700.<sup>14</sup> Little of this work survives, but the map of 1864 shows something of these alterations and the changing use of the building ahead of its more

<sup>&</sup>lt;sup>12</sup>. *Isle of Wight Observer*, no.557, 2 May 1863, p.3.

<sup>&</sup>lt;sup>13</sup>. Isle of Wight Observer, no.181, 16 February 1856, p.1.

<sup>&</sup>lt;sup>14</sup>. Source unknown, quoted in Wood, op. cit., p.13.

substantial redevelopment in subsequent years. It shows that an open area remained on the west side, perhaps top-lit and with a line of shops or stalls against the north wall.<sup>15</sup> However, in 1866 Davenport Adams reported that only the east wing, where two lines of shops of stalls lined a central open area, was in use as a market.

The complex elevation to Market Street bears witness to further alterations by Newman, made in three phases in 1864, 1867 and 1868-9. They are a little more coherent to Lind and St James's streets. A special meeting of the local board was held on 18 November 1863 to discuss Newman's plans for 'converting part of the western end of the Ryde market into a room for transacting such public business relating to the town as the Commissions shall from time to time direct or allow to be held or transacted therein'.<sup>16</sup> This was the origin of the present council chamber, perhaps adapted from the 'orchestra and waiting rooms' of 1856.

More work followed in 1867-9 ahead of the town becoming a municipal borough in 1868.<sup>17</sup> The new borough comprised most of the new parish of Ryde and a small portion of St Helen's, divided into east and west wards, and served by a mayor, six aldermen and eighteen councillors. As well as taking responsibility for gas, paving and water, the new corporation could now make its own police arrangements. First came a new clock tower, the plan prepared 'by the kind assistance of Mr Thomas Dashwood', a member of the board and to whom the design is normally credited, though Dashwood himself referenced 'the architect', presumably again Newman.<sup>18</sup> The clock had been presented by Miss Mary Harriette Player Brigstocke (1824-1904), grand-daughter of George Player. Dashwood commented that 'it certainly was becoming of the town to erect a suitable tower or turret to receive the gift so generously made to the town', and that (on the architect's advice) they should take the opportunity to erect a gallery to the council chamber seating 75 people that would also help to support the tower, as well as an auction room.<sup>19</sup> The lowest tender received on 2 March 1867 was from Henry Loe, at £671 10s, somewhat less than the work of 1856. The Isle of Wight Observer described Thomas Dashwood 1879 – along with Newman – as 'an architect and surveyor', in succession to his father (also Thomas) who had been the builder of the original town hall and market along with many buildings in the town, some to his own designs.<sup>20</sup> Thomas junior was elected the first mayor in 1868, and two members of his family also served on the first council.

It was at the same meeting on 2 March 1867 that Thomas Dashwood first proposed building an assembly hall over the eastern market, at a cost of over £2,000, arguing that a large hall seating 750 people was

- <sup>16</sup>. *Hampshire Telegraph and Sussex Chronicle*, vol.63, no.3346, 21 November 1863, p.7.
- <sup>17</sup>. Proceedings of the Ryde Commissioners, 1866-71, Isle of Wight Archives.
- <sup>18</sup>. *Hampshire Advertiser*, vol.44, no.2268, 16 February 1867, p.8; *Isle of Wight Observer*, no.757, 2 March 1867, p.3.

urgently needed. The detailed plans, discussed in October, promised an entirely top-lit hall that would be suitable for exhibitions, and below it a market hall entered from St James's Street with nine shops (only three were let at that time). They were approved by a narrow majority of eleven votes to seven, with two abstentions, and tenders were sought in the same month. The old hall was retained as the 'small hall'. A tender from Parsons and Saunders was accepted in November.

During the building operation, between February 1868 and March 1869, the market was held in the space below the new council chamber, which was itself used for concerts. That held in January 1868 was described in some detail.

The first concert for the present season took place at the Town Hall on Thursday evening, which was thoroughly crowded, the room presenting an unusually pretty appearance from a charming piece of scenery placed at the back of the platform. The new gallery was found especially convenient on this occasion, and but for some local circumstances to which we need not allude, this concert would really have required the new assembly room.<sup>21</sup>

A supper to celebrate the roofing in was held in May 1868 to celebrate the roofing-in of the new assembly room, with Thomas Dashwood taking the principal seat.<sup>22</sup>

The additions and alterations made by Francis Newman are in an Italianate style, using a slightly greyer stone in larger pieces than that chosen by Sanderson. The upper order and pediment were now flanked by two new bays, so the lonic columns are now set in antis, with to the west a single set-back bay that contains the main stair and the stair to the new gallery, which retains its original built-in bench seating. Newman repeated the lonic order over the eastern pavilion and as a centrepiece to the return elevation on St James's Street. The round headed openings in the west wing were infilled, with below them new sash windows whose character was repeated on a larger scale on the first floor of the new assembly room, with a different treatment to the ground floor, now faced in stone. The ground floor to St James's Street was left open as a narrow arcade. The 1856 work may be denoted by glazing bars to the windows on Market Street and to the council chamber, the larger windows with only margin lights. Francis Newman (1831-1904) had served articles with his father James before in 1856 he was elected surveyor to the Ryde Commissioners, a post he continued to hold for the new council until 1897, save for a break in 1872-5 when local power passed to a controversial faction led by Henry Knight – arch rival of the Dashwood family

- <sup>20</sup>. Isle of Wight Observer, no.1394, 9 August 1879, p.8.
- <sup>21</sup>. Isle of Wight Observer, no.803, 18 January 1868, p.3.
- <sup>22</sup>. Isle of Wight Observer, no.821, 23 May 1868, p.3.

<sup>&</sup>lt;sup>15</sup>. Ordnance Survey maps of Ryde, first edition XCI.9.15 and XCI.10.11, 1864-5.

<sup>&</sup>lt;sup>19</sup>. Isle of Wight Observer, no.757, 2 March 1867, p.3.

and its supporters.<sup>23</sup> The post made him the most important architect in Ryde and one of the most significant on the Island.

The original building programme that intended the building to be completed in July 1868 was over ambitious, and it was delayed by poor weather and a stallholder, Mr Hunt, who refused to move into the temporary accommodation under the new council chamber.<sup>24</sup> In related work, a new home was found for the fire engine and escape ladder, and the old engine house in the west wing was converted into a second office for the town clerk.

Reaction to the new assembly hall was surprisingly muted. In June 1868 the Isle of Wight Observer noted that work was progressing well and that 'the building seems to be especially attractive to visitors, and will be a permanent ornament to the town'. The paper repeated this comment in August, when the scaffolding began to be taken down at last.<sup>25</sup> The building was finally opened on Tuesday, 13 April 1869 with a meal and entertainment for poor persons of the town aged over fifty, hosted by Mrs Dashwood, the mayor's wife. Some four hundred invites were issued and the rest of the hall, which seated over 700 people, was filled with the general public.<sup>26</sup> An account of a concert in July proclaimed that 'the hall was in good trim. A very prominent object on the walls was the beautiful picture from the easel of Mr Fowles, of George Street.<sup>27</sup> More pictures from Arthur Wellington Fowles (1815-83), a prominent marine artist born and raised in the town, followed.

The Observer's muted reaction may have reflected problems with the building. The sheet glass to the corridor windows and dormers was found to be defective. 'Alderman Paul said the room was universally admired but the glass had been as generally condemned'; however the cost of replacing 24 panes of glass each 10ft by 2ft was too much. Newman was also captain commandant of the Isle of Wight Rifle Volunteers and organised a drill in March 1869 to test the floor, only to find that it needed strengthening.<sup>28</sup> The guestion guickly arose of further additions, probably for a court and police station.

- <sup>26</sup>. *Hampshire Advertiser*, vol.46, no.2382, 10 April 1869, p.8.
- <sup>27</sup>. Hampshire Telegraph and Sussex Chronicle, no.3853, 21 July 1869, p.4.

In April 1870 the Observer printed a letter from one Richard James Jones, who explained that 'everyone is aware that the Town-hall as it now exists is incomplete; that another wing, similar to the one built last year containing the Assembly-room and Market, will have to be built on the west side of the clock tower. On that, everyone is agreed. But the question is, shall it be done now or at some future time?' His call for delay was clearly followed.<sup>29</sup> Had the new building been overly ambitious? The existing assembly halls in the town had rarely been filled, and the Hampshire Advertiser reported in 1869 that 'we have often heard opinions expressed that the new assembly room was not required in the town of Ryde. ... however, on the occasion of the exhibition of dissolving views, at the instance of the YMCA, there were no less than 900 persons present.'<sup>30</sup> Such a full house was a rarity.

The label 'old market' appeared on the 25" Ordnance Survey Map of 1907, but 'old' might already have meant 'defunct'. In 1894 the Isle of Wight Observer commented that 'the "Decline and Fall of Ryde Market" is a very doleful book. ... "The dismal line of shutters in the Market-place clearly shows that these are its closing days, and the empty stalls proclaim that the play is over".' The space was being used for storing 'grimy old chairs'.<sup>31</sup> Yet alterations and improvements continued to be made to the assembly hall. In 1895 the mayor of Ryde convened a meeting to oppose the building of council offices at Newport, 'when they can obtain all the accommodation in the municipal buildings at Ryde'.<sup>32</sup>

However, there was greater public interest in the commemoration of Queen Victoria's Diamond Jubilee. The main memorial was a children's wing added to the Royal Isle of Wight Infirmary and County Hospital by the specialist architects Young & Hall, built at the behest of Princess Beatrice, but the Ryde council felt also that there should also be a local initiative. Its choice fell on a three-manual Walker organ for the assembly hall, which took up much of the small platform there. Sufficient funds were raised by the end of 1897 for its installation by July 1898, although it was not fully paid for until a 'Grand Fancye Faire' in the hall raised £650 in 1902.

The Isle of Wight Observer reported of the organ that 'It takes up the whole of the back of the platform and comes forward to within about 4ft of the edge of the permanent platform. It is handsomely panelled, with ornamented pipes above. In the front is to be a medallion portrait of the Queen, with 1837 and 1897 on

- <sup>29</sup>. *Isle of Wight Observer*, no.919, 9 April 1870, p.3.
- <sup>30</sup>. *Hampshire Advertiser*, vol.47, no.2436, 16 October 1869, p.8.
- <sup>31</sup>. *Isle of Wight Observer*, no.2179, 2 June 1894, p.5.
- <sup>32</sup>. *Isle of Wight Observer*, no.2218, 2 March 1895, p.5.

<sup>&</sup>lt;sup>23</sup>. Francis Newman's brother James built town halls at Brading and Cowes.

<sup>&</sup>lt;sup>24</sup>. *Isle of Wight Observer*, no.794, 16 November 1867, p.1; no.850, 12 December 1868, p.3.

<sup>&</sup>lt;sup>25</sup>. Isle of Wight Observer, no.824, 13 June 1868, p.3; no.834, 22 August 1868, p.3.

<sup>&</sup>lt;sup>28</sup>. *Hampshire Telegraph and Sussex Chronicle*, no.3816, 13 March 1869, p.7.

either side.'<sup>33</sup> A photograph taken soon after its installation show a proscenium of heavy composite pilasters in antis to either side of the stage, with paintings and fewer, larger pilasters on the flanking walls; there was a door by the platform and two pairs of heavy doors leading to the vestibule on the south front.

Outside on Lind Street, a glass canopy to the entrance was erected in 1902 and taken down in 1950. Concerts became popular at the town hall, although complaints continued, the *Isle of Wight Observer* commenting in 1905 that there was no advantage to the best (5 shilling) seats save a position at the front

The

Town Hall c.1900 (Historic Ryde Society)

<sup>&</sup>lt;sup>33</sup>. *Isle of Wight Observer*, no.2395, 16 July 1898, p.8.

and calling for more comfortable tip-up seats.<sup>34</sup> A war memorial bearing 361 names was unveiled by the Marquis of Carisbrooke inside the large hall in 1922.<sup>35</sup> The town hall was also used at various times by the county library service, established in 1904 at the behest of Sir Charles Seely and the first county service in the country. As well as commissioning the Technical Institute and Seely Library in Newport that year, Sir Charles devised a series of lockable bookcases which were circulated round the island, including at Ryde, where reference facilities were available in the town hall from 1907. The town secured larger premises at the school of art in 1933, but the town hall was used again in 1934 before larger and more permanent facilities opened at the YMCA in Lind Street in 1935.<sup>36</sup>

#### Fire and Rebuilding 1933-4

On 17 December 1932 the town suffered a minor scare when there was a small fire in the woodwork behind the back of the organ, blamed on a match or cigarette. The hall keeper and town sargeant, Frank Barrett, found the large hall full of smoke but quickly put the fire out, earning praise both for himself and his modest fire extinguisher. When on 6 June Mr Barrett discovered another fire while most of the staff and petty sessions court were at lunch and a rehearsal in the hall just concluded, he and his assistant again tried to put it out himself while waiting for the fire brigade. But this fire was in the roof and neither Barrett and his assistant, nor the Ryde Fire Brigade, nor those from Newport and Sandown, could get sufficient pressure to reach so high an elevation, and were further hindered by wind fanning the flames. They managed to contain the fire to the large hall by 3.30pm, but could not save the roof, nor the organ and its platform below. Two of Arthur Fowles's mammoth seascapes were also lost, though two more, depicting a ship leaving Portsmouth Harbour with the remains of the American millionaire George Peabody and the other of Cambria winning the town cup at the Royal Victoria Yacht Club's regatta in 1868 were saved. The latter is now with the Isle of Wight Council Heritage Service. A painting of Venus presented by Miss Brigstocke was also saved, and a clock over the central entrance to the hall was said to have carried on ticking throughout the commotion.

There was water damage to the court room and reference library, which were presumably set below the hall, but stout doors prevented the fire spreading to the small hall alongside and to the council chamber beyond. Staff quickly removed the corporation silver, the library, and the Daily Herald reported how 'holiday-makers, many of whom were clad in swimming and beach suits, rendered valuable assistance and

<sup>38</sup>. Isle of Wight County Press, vol.49, no.2533, 10 June 1933, p.3.

help to salvage record books and documents'.<sup>37</sup> Other items salvaged included cases of stuffed birds, fossils and Egyptian mummies. The Isle of Wight County Press blamed the fire on the hot sun that poured through the dormer windows in the roof even though it had started in the north-east corner.<sup>38</sup> This was national news, with reports not only in the Daily Herald but also the Scotsman (which had the best photograph of the blaze).<sup>39</sup>

The building, organ and paintings were all insured, and the council quickly set to work to reconstruct the main hall to the designs of Eiloarth, Sons and Inman (later Eiloarth, Inman and Nunn, a London firm).<sup>40</sup> The plans produced in October 1933 replaced the pitched roof with a flat one supported on steel girders. It took out a central staircase to the large hall to make more room for kitchens below, linked by a service lift, but introduced an iron fire escape on the north elevation leading from the small hall (which survives). This was designed to make it easier to hold conferences and banquets. A new staircase in the lobby between the two halls served a gallery above the small hall, which was extended for lavatories and dressing rooms, which survive, and folding doors were introduced so that the two halls could be thrown together when needed; a maple dance floor was installed in both spaces. In the large hall the giant order of paired pilasters was recreated but although the proportions of the wall panelling were retained the rich hardwood dado and moulded doors were not replaced, nor the elaborate decoration above the latter. A new organ, its pipes set in two halves across the back of the stage, proscenium and sloping platform were installed.<sup>41</sup> The trabeated ceiling was renewed, but not the dormer windows within the cove above its heavy cornice. The *Portsmouth Evening News* reported hopes that the work would be completed before the Ryde Music Festival in May 1934.<sup>42</sup> A contract was awarded in December to Messrs Roussell & Sons in December and work had begun by 13 January 1934, but the hall did not reopen until 1 June.<sup>43</sup> One major change was the removal of the war memorial to a new, more reverent position within the old ground-floor colonnade, with its own arch vault. The organ was restored in 1980-5, when the Ryde Town Hall Organ Trust was formed.

#### The Ryde Theatre, 1990-1

The glass canopy added in 1902 was removed in 1950 but otherwise there were few alterations made to the town hall until 1990. In in that year, however, Nigel Hayton converted the main hall into a theatre and cinema, with a large raked balcony that included a sound and projection box as well as refurbished dressing

- <sup>42</sup>. Portsmouth Evening News, no.17551, 11 October 1933, p.5.
- <sup>43</sup>. Isle of Wight County Press, vol.50, no.2564, 13 January 1934, p.8.

<sup>&</sup>lt;sup>34</sup>. *Isle of Wight Observer*, no.2738, 18 February 1905, p.5.

<sup>&</sup>lt;sup>35</sup>. Westminster Gazette, 14 August 1922, p.7.

<sup>&</sup>lt;sup>36</sup>. Portsmouth Evening News, no.17441, 6 June 1933, p.4; http://woottonbridgeiow.org.uk/library/chapter5.php, accessed 3 March 2021.

<sup>&</sup>lt;sup>37</sup>. *Daily Herald*, no.5401, 7 June 1933, p.16.

<sup>&</sup>lt;sup>39</sup>. *The Scotsman*, 7 June 1933, p.16.

<sup>&</sup>lt;sup>40</sup>. Isle of Wight County Press, vol.50, no. 2607, p.3.

<sup>&</sup>lt;sup>41</sup>. Isle of Wight County Press, vol.49, no.2546, 9 September 1933, p.5; no.2551, 14 October 1933, p.8; Portsmouth Evening News, no.17551, 12 October 1933, p.3.

rooms, a new bar and box office. The proscenium seems to have been removed at this time in favour of curtains. The building was renamed the Ryde Theatre.

The new theatre opened in March 1991 seating 500 people and enjoyed a limited success, but films failed the same year, and again in 1993. The building closed in April 2010 and put up for sale; a drama group Platform One had to pull out in 2011. Instead it was sold in 2013 for c.£300,000 and it has not reopened. In August 2020 there had been some damage to the organ (broken glass), but otherwise the building was in reasonable condition.

### **Conclusion: Reasons for Special Interest**

A major public building that is a physical symbol of the growth of Ryde as a town; its alterations and additions are part of the history of this development

A very good example of the neo-classical style, now rare, symbolically used for public buildings at the beginning of the twentieth century

An important example of the work of James Sanderson, whose major buildings are in Ryde and who was the most significant architect in the town's early development

The list description does not describe the interior, which retains its 1860s council chamber and 1860s/1930s main hall, as well as nineteenth-century staircases and fireplaces elsewhere in the building

Elain Harwood

March 2021

Appendix B – Conditions Survey and Access Review

# 3.0 Review of Gully Howard Report & Recommended Scope of Repair Works

### 3.1 Roofs

Summary of Gully Howard recommendations:

- Vast majority of roofing areas will require comprehensive stripping back and replacement, and likely requirement to replace concealed supporting timbers too which may have been impacted by damp.
- Whilst the report acknowledges that some elements of flashings remain apparently serviceable, a similar recommendation is made for the lead flashings.
- Replacement of the three greenhouse lanterns over the Theatre roof.
- Assumed full corrosion of tile fixings to pitched roof area, due to the number of tingles.
- Flat roof asphalt membrane cracking and debonding
- Asphalt upstand to East Mansard debonding.
- Client should not assume roof structures which are currently concealed are stable.

## Recommended Scope of Repair Works:

At the time of writing it has not been possible to access the entire roof full, however evidence of past and ongoing rainwater ingress is evident internally in many locations throughout the building, such as along the East gutter to the central pitched roof, along the South elevation of the East wing, above the service rooms north of the Council Chamber, above the Council Chamber Gallery and above the main west stair.

Roof voids have not been inspected however given the extent of internal rainwater ingress it should be anticipated that flat roof voids will have suffered extensive damage and allowance should be made to repair / replace rotten structural timbers.

Area of Building:	Area	Recommendations	
Theatre Roofing (East End) High Level Bitumen membrane	327m2	Full renewal of bitumen surfacing.	
Lanterns over auditorium (3 No.)	36m2 plan area (total)	Repairs and conservation, inc stripping back and redecoration. Allow 50% new glazing.	

			Property S
Theatre Roofing (East End) Low Level Bitumen membrane	68m2	Full renewal of bitumen surfacing.	
Lanterns over dressing rms (7 No.)	15m2	Repairs and conservation, inc stripping back and redecoration. Allow 50% new glazing.	
Central Roof Area Pitched Roof, Slate Tiles	182m2	Subject to condition of structural timbers, allow for localised repair – 25% new tiles.	
Central Lantern	20m2 plan area	Repairs and conservation, inc stripping back and redecoration. Allow 50% new glazing.	
Clock Tower Roof Lead & Copper	15m2	Not inspected – Assume localised repairs required.	
Council Chamber Area Lead roll roofing	64m2	Not inspected – Assume localised repairs required.	
West Stair adjacent Chamber Lead roll roofing	20m2	Not inspected – Significant ingress below so assume full renewal required.	

West Office Area Bitumen membrane	195m2	Full renewal of bitumen surfacing.	
West Office Area Pitched Roof, Slate Tiles	106m2	Not inspected – Subject to condition of structural timbers, allow for localised repair – 50% new tiles.	
West Stair adjacent Chamber Pitched Roof, Slate Tiles	20m2	Not inspected – Subject to condition of structural timbers, allow for localised repair – 50% new tiles.	
Repairs to render to internal faces of parapets and reform upstands and flashings.	160 linear m		

#### 3.2 **Rainwater Goods**

Summary of Gully Howard recommendations:

- General comments: inadequate provision for the dispersal of storm water from flat roof coverings, as flat lower roofs lack adequate positive falls.
- Visible ponding, likely to have resulted in damage to structure below and evidence of damage internally generally.
- RW goods not inspected.

# Recommended Scope of Repair Works:

Replace missing DP, West elevation.

Central Pitched Roof gutter (stepped lead): Given the evidence of significar recommended that both north-south gutters are reconstructed with impro enlarged capacity downpipes.

Auditorium Roof drainage: At the time of writing a full inspection of the rain goods has not been carried out, however we concur with GH that inadequa from the auditorium flat roof is a significant issue, possible dating from the the pitched roof over this area was replaced with flat (1930's alterations). effective manner in which to positively drain rainwater from this roof is the min 3No. new rainwater outlets to the south lower flat roof onto which the roof drains plus downpipes, and insulation laid to falls to enable positive dr Consideration should be given to externally mounted hoppers and downpi effective drainage, however this will need justification against the heritage such a solution would present.

Allow for repairs to 2No. external hoppers.

Generally: Repair downpipes, and internal repairs for those routed internal



nt ingress is it oved falls and	
inwater hate drainage e time when The most e addition of le auditorium Irainage. ipes to ensure e impacts	
ally.	

## 3.3 Exterior Walls

Summary of Gully Howard recommendations:

- Recommend SE review of the West parapet to the clock tower.
- Recommend SE review of the East parapet
- Area of debonded render blowing off, crazed scarring
- Areas of vegetation growth (Buddleia etc)
- Areas of cement pointing to be reviewed and replaced with lime where required.

# Recommended Scope of Repair Works:

East Elevation		
Refer to SE report for review of cracking in SE corner. Repairs to render in location of cracks. Removal of buddleia at parapet level.	Allow 10m2	
Repair to damaged cornice NE corner	2 linear m	
General render cracking. Allow to repair	10m2	

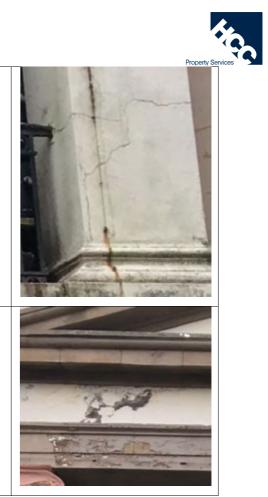
South Elevation	
Refer to SE report for review of cracking in SE	Allow 35m2
corner. Repairs to render in location of cracks and	
generally across this elevation, incl within reveals of	
GW windows.	
Removal of buddleia at parapet level. SE corner	
Repair to leading edge of theatre FE door lintel – inc	2 linear m
repair to exposed rusted steel structural elements.	
Repairs to delaminating stone work above FF	
window arches	
Repairs to delaminated stonework at cornice level,	
East Bay, LHS.	



Repairs to stone acanthus decoration at base of FF window arches.	4No.	
Replace missing brickwork RHS reveal, West door	0.5m2	
Repairs to Doric column capital GF		
Repairs to column at base and render cornice below.		HE RYDE T

General cracking to render. Allow to repair	25m2
Missing render elements, below pediment. Allow to repair.	5m2

West Elevation	
Remove buddleia and repair cornice.	Allow 15 linear m
Repair missing pointing	5m2

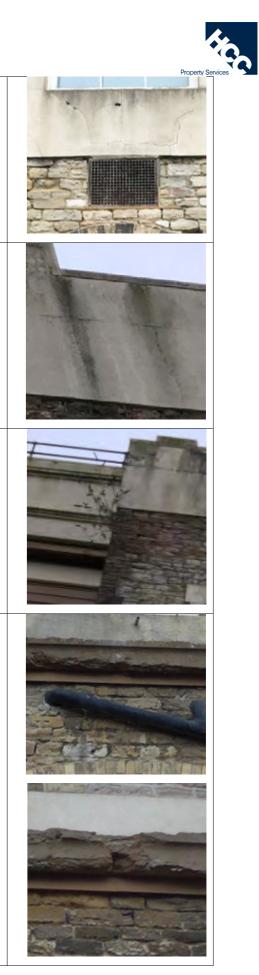




Replace hard pointing where damaging surrounding masonry, NE corner.	10m2	
Repair render to HL window infil SW corner.	1m2	
High Level, auditorium west elevation, significant render crack	Ref: SE report recommendations and allow to repair render 5m2	
High Level above chamber gallery/stair. Parapet dropping to north end, assumed to be supported on timber frame structure visible above ceiling from within chamber gallery.	Ref: SE report recommendations and allow to repair render 5m2	

North Elevation	
2No. Fire escape stairs badly corroded. Please also refer to	
section 7.0 – External stairs in this use and location are non-	A STATEMENT IN THE PARTY OF
compliant with current approved documents. Allow to fully	A REAL PROPERTY OF THE REAL PR
replace with compliant new stair enclosures.	
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Render cracking below all FF windows, central bay, and lintels above. Allow general render repairs	15m2
Render cracking to parapet, central bay. Allow to repair	1m2
Buddleia to be removed, east return central bay HL, West bay	
FF level.	
Stabilisa friabla stanowark Wast bay 44	
Stabilise friable stonework, West bay, HL.	



Repair cracked stone cills, west bay, FF.		
Repointing required, West bay, LL	20m2	
Graffiti removal	10m2	Dep

#### Windows, Doors, Joinery & Metalwork 3.4

Summary of Gully Howard recommendations:

- Recommendation that up to 75% of windows are replaced, due to significant deterioration and many unsympathetic modern replacements.
- Recommend making safe of external FE staircases to the north elevation. ٠

#### Recommended Scope of Repair Works:

HCC consider that approximately 90% of windows are repairable and all efforts should be made to retain them.

- Windows should be stripped of all existing coatings.
- Mechanisms checked and repaired where necessary.
- Any rotten / denatured timber should be replaced with like for like material scarfed in
- Cracks, nails holes should be made good with appropriate filler.

- All windows to be redecorated internally and externally.
- Window security bars should be thoroughly stripped and redecorated. •
- Modern louvred inserts should be reviewed in tandem with any updated mechanical ventilation proposals. If • required to be retained, they are to be redecorated as above.
- Broken glass is to be replaced Estimate approx. 35m2 total. •
- Refer to Roof section for recommendations on lantern glazing. •
- Allow for 10% new windows (circa 30m2) •
- New front door to West GF office area (south facing) •
- 2No. New cellar doors, West end North elevation. •

#### **External Decoration** 3.5

Summary of Gully Howard recommendations:

• External decoration to be considered in tandem with other external repairs.

### Recommended Scope of Repair Works:

Due to the widespread cracking of render, and requirements for repairs across all elevations of the building, it is recommended that the rendered elements of the entire building are redecorated. Approx 900m2.

#### 3.6 Ceilings

Summary of Gully Howard recommendations:

• Budget for repair and replacement of the majority of upper floor ceiling structures.

#### Recommended Scope of Repair Works:

Many of the upper floor ceiling are lath and plaster ceilings and	35m
allowance should be made for their insitu repair.	





Auditorium ceiling appears to be in reasonable condition. Allow to redecorate.	233m2	
Majority of office spaces have modern lay in grid ceilings which have been significantly vandalised. Allow to replace.	250m2	
Remaining areas have modern plasterboard ceilings, with significant damage evident on the top floors. Allow to replace.	400m2	

# 3.7 Internal Walls & Partitions

Summary of Gully Howard recommendations:

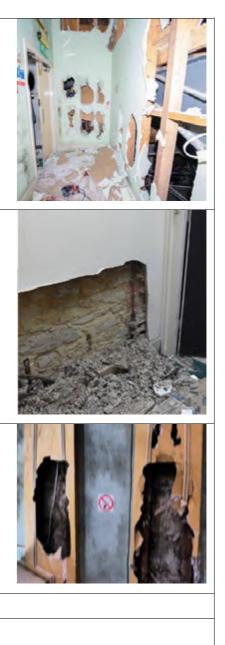
- Recommendation for Structural Engineers review of major structural alterations (beam to first floor bar)
- Damp has caused loss of key to plaster, recommended extensive programme of removal of loose material and reinstatement.

# Recommended Scope of Repair Works:

Much of the modern stud partitioning has now been		
subject to vandalism. Future layouts may require		
alternative configurations, however at this stage it is		
recommended that allowance is made to reline 75% of all		
modern stud partitioning.		
Linings to external walls (photo of south elevation SF) has	50m2	
been subject to vandalism. Allow to repair		
Pilasters in Auditorium, to be retained and repaired.		
Significant vandalism damage. Plaster to be retained as		
afar as possible, and damage repaired to match existing.		
Generally: Allow to stabilise loose historic plaster	200m2	
Generally: Allow to replace unstable saturated modern	200m2	
plaster.		



# al alterations (beam to first floor bar) rogramme of removal of loose material and



#### Floors 3.8

Summary of Gully Howard recommendations:

• Suspended timber floors are likely to be subject to rot decay to concealed elements (spot checks to solid floor structures identified rising dampness variously)

Recommendations: Refer to Structural Engineers Report Section 6.0

#### **Sanitary Fittings** 3.9

Summary of Gully Howard recommendations:

• Sanitary fitting are considered to be beyond their economic use, requiring comprehensive replacement.

#### Recommended Scope of Repair Works:

We concur with GH in that all sanitary fittings within the building are beyond repair and require replacement.

Existing WC Numbers:		Notes:
Ground Floor:	7	Related to office spaces
First Floor:	2	Related to Council Chamber area
Second Floor:	11	(4no. related to dressing rms)
Total:	20	

An assessment of the current and recommended WC numbers is contained below. In accordance with Workplace (Health, Safety and Welfare) Regulations 1992 and British Standard 6465-1:2006+A1:2009 – Sanitary Installations guidance it is recommended that an additional 10 WC's will be required, subject to final use and occupancy numbers.

Recommended WC & Washbasin Numbers:	M+F	Notes:
Ground Floor Public	1	Acc. WC at entrance level
Ground Floor Offices	5	Assumed total occupancy of 83
First Floor Theatre	4+10	Assumed occupancy of 300
Second Floor Theatre	3+6	Assumed occupancy of 200
Total:	29	

#### Fixtures, Fittings, Linings etc. 3.10

Summary of Gully Howard recommendations:

• Internal joinery requires comprehensive stripping out and replacement.

Many of the internal fitting and fixture are considered to be part of the significant historic fabric of the building and as such in line with the recommended policies in Section 2.2 we would recommend a detailed assessment of each historic element, which would include consideration of whether it is able to be retained and repaired.

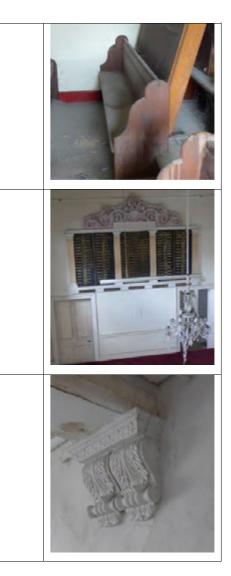
### Recommended Scope of Repair Works:

Chamber Gallery Benching: to be retained and repaired.

Chamber Plaque: to be retained and redecorated.

West Stair - Pair of consoles with acanthus leaf and decorated cornice. To be retained and cracking repaired.





R	Organ to be retained. Recommend specialist inspection.
	Original panelled doors, circa 25No. Retain, repair and redecorate. Allow for 10No. upgrades to FD30s
	Timber wall linings
A CONTRACTOR	North West office GF.
	Central bay office GF (former Corn Exchange)
	Retain, repair and redecorate.
	Decorative linings to chamber gallery. Retain, repair and redecorate.
	Decorative plasterwork to GF West staircase. Retain, repair and redecorat



East central stair joinery. Retain and redecorate.	
Internal covings to former small hall (central bay 2 <sup>nd</sup> floor), significant damage	A CONTRACTOR
due to water ingress. Allow to repair. 40 linear m.	
Fire surround, NE office area. GF. Retain and redecorate.	
It is assumed all fixed furniture within the Theatre has been vandalised beyond	Land Land
repair, and an allowance should be made for 500 new fixed seats.	
Allowance should be made for new stage equipment: Tri bar lighting trusses,	
scenery hoists (root mounted) curtains, stage lighting and rear stage	
retractable screen.	
Area of historic timber flooring in the West end of the building, FF, have been	
subject to vandalism and paint damage. Allowance should be made to strip back and retreat entire area (75m2)	

Generally floor coverings are in a poor condition and allowance should be made for new in all areas of the building other than the auditorium (noted below) Total: 1350m2.

The timber flooring within the Auditorium has significant damage. Allowand should be made to strip back and retreat entire area (233m2)

Decorative finishes throughout require comprehensive stripping back, preparation and reapplication.

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nce		

# 4.0 Accessibility Audit and Recommendations

Inclusive design places people at the heart of the design process whilst acknowledging human diversity and difference. It offers choice where a single design solution cannot accommodate everyones needs and provides for flexibility in use. Above all, inclusive design is about the provision of buildings and environments that are safe, convenient, equitable and enjoyable to use by everyone, regardless of their age, ability or gender.

The Equality Act 2010 harmonises and extended the current equality law. It aims to make it more consistent and easier to follow to make society fairer for everyone. The Equality Act replaces the Disability Discrimination Acts 1995 and 2005 DDA (Disability Discrimination Act) and the duties of the owner and service provider should consider factors such as the nature of the site, its historic status, and what is 'reasonable' in terms of a fixed budget.

The Building Regulations (2010) Approved Documents M Vol 2: Buildings other than dwellings (2015) & K (2013) are the minimum standards of construction that should be achieved in terms of accessibility as part of this project, BS8300: 2018 Part 1 & 2 Design of an accessible and inclusive built environment, offers some alterative and higher standard design solutions which may also be referenced.

#### 4.1 Existing situation

#### 4.1.1 Approach, vehicular & pedestrian access

The theatre is on a main through route for buses, the pavement locally is level and flat, with some dropped kerbs, so pedestrian access is good. The road to the rear is at a lower level than the front so there are steep sloping side streets.

#### 4.1.2 Parking & drop-off facilities

There is 1hr parking at the front of the theatre, but no dedicated accessible parking bay allowing you the extra space to transfer into or out of a car. There is also some on-street parking opposite which could be used for parking or drop off. There are a few parking spaces on-street at the rear of the theatre. Longer stay parking can be found further along Lind Street, where there are accessible parking bays, this is approximately a 5-minute walk from the theatre.

#### 4.1.3 Entrance doors

The main entrance to the front of the theatre has a set of double doors with a level threshold. I assume these would be held open before and after performances. The current access door to the Town Council Offices is a single width door with a step at the threshold. All other external doors except one to an external public toilet have at least a single step to them.

#### 4.1.4 Lobby and reception

There are no lobby doors, once inside theatre entrance you are into a foyer area at the bottom of the staircase. There is a ticket office inside the theatre entrance but no reception space. There is a hatch/screen in the wall to the office adjacent to the Town Council entrance, neither are at a suitable height for wheelchair users with a knee recess.

#### 4.1.5 Horizontal Circulation and corridors

Some of the corridors on the ground floor within the office areas are narrower than 1200mm, but there is good vision from one end to the other. The first-floor theatre areas for the public are open and wide, the corridor at the top of the stairs contains a bar area which would be difficult for a wheelchair user to negotiate when busy. The second floor has a very narrow corridor leading to the dressing rooms and performers toilets which are not wheelchair accessible.

#### 4.1.6 Internal Ramps, handrails & steps

There are numerous staircases between each storey, the main staircases for the public to the theatre are wide and open with shallow steps, handrails are oversized – typical for the age of the building, and handrails and balustrading to the landing on the 1st floor are lower than current Building Regulation requirements. There are numerous level changes within the ground and the 2nd floor consisting of 3-4 steps, and several single steps, most without handrails and some quite narrow.

There are also some 'ramped' level changes in floor levels where door openings have been created through existing walls and floor levels differ on either side. The one on the ground floor at the bottom of the main staircase is in a main public area and could easily become a trip or stumble hazard in this busy area, unless properly identified. A significant percentage of the ground floor is level providing access to much of the floor. The current configuration on the ground floor means that there are alternative routes to many of the areas.

Some small, narrow staircases leading to the 2nd floor and another leading to the Council Chamber gallery would not be suitable for public access.

#### 4.1.7 Vertical circulation

There is a lift serving the 1st floor, but no access to the lift was available to check the size. It is unlikely that the lift will be large enough to meet the current Building Regulation requirements and again, unlikely, that it is of fire evacuation standard, so could not be used in the event of an emergency evacuation. There is no lift access to the second floor which is where most of the toilet facilities area.

#### 4.1.8 Toilets

Ground floor toilet provision includes 2 accessible toilets within the office accommodation which would require attention to the layout to bring them up to the current Building Regulation standards. First floor has only 2 cubicles within the cloakroom area accessed from the theatre bar kitchen area, it is assumed they are for bar staff. On the second floor there are two large blocks of ladies and gents' toilets, but no accessible toilet (there is no lift access to this floor) there are also some small cubicles for performers with no wash basins, again these would not be accessible to any performer who cannot manage stairs.

There are also two sets of external/public toilets, these were locked, and no access was available.



#### 4.1.9 Refreshment facilities

Bar and refreshment areas on the first floor are accessible by lift or stairs but there is no low section for wheelchair users to order drinks at the bar. There are no obvious refreshment areas on the ground floor within the office accommodation.

#### 4.1.10 Visual Contrast

Most of the walls are decorated in light colours (magnolia) and the doors and frames are decorated white, this offers very little visual contrast. Floor coverings are generally darker and contrast well with the walls. Skirting boards are a similar colour to the walls which is recommended. Many of the stairs have highlighted nosings again offering some visual contrast.

#### 4.1.11 Other facilities

<u>Stage</u>: the stage is only accessible via the second floor where there are stairs down to the first floor and then steps up onto the stage – backstage, meaning that it is only accessible to ambulant performers who can manage stairs. Only the theatre stalls will be accessible to wheelchair users or anyone who cannot manage stairs independently.

<u>2nd floor dressing rooms and toilets</u> are not accessible, there is only stair access to them, they are accessed off a narrow corridor. Dressing rooms and toilets would be too small for a wheelchair user if access where available.

Lower ground floor: the lower ground floor - 38 office, only has access via narrow staircases that lead down to this small area which looks like it was previously used for storage or office accommodation.

<u>Council Chamber Gallery</u>: only has a small narrow staircase leading to it so would not be accessible to wheelchair users and may not have adequate staircase width for means of escape. In addition, it is unlikely that there is an induction loop within this area.

Market Hall/Mezzanine: I am not sure how this area was previously used but is not accessible to wheelchair users.

Induction Loops: it is not known whether there are any induction loops within the building.

#### 4.1.12 Emergency evacuation

Access to the lift was not available, it is assumed that the lift is not an evacuation lift and its size I unknown, also there are no evacuation chairs in place.

#### 4.1.13 Interpretation, signage and website

There is currently very little mandatory or directional signage within the building. There is currently no website, which is understandable given the condition of the building.

#### **4.2 Recommended improvements**

Until the proposed plans are developed it is difficult to recommend specific accessibility improvements, so generic improvements to increase and improve accessibility have been highlighted. Meeting the minimum standards of the Building Regulations (2010) Approved Documents M Vol 2: Buildings other than dwellings (2015) & K (2013) are the minimum standards of construction that should be achieved in terms of accessibility as part of this project. Where this is not possible due to maintaining historic features or fabric, then alternative robust solutions should be discussed with the Access Officer.

#### 4.2.1 Approach, vehicular & pedestrian access

Ensure there is adequate on street signage directing both vehicles and pedestrians to the site.

#### 4.2.2 Parking & drop-off facilities

It would be prudent to increase the length of stays at the front of the theatre, possibly evenings only. Add a couple of accessible parking bays, and drop off points, even if they are on one of the side streets or at the rear, it would allow disabled people different options. Where are the nearest parking facilities for large vehicles, min- buses and coaches?

#### 4.2.3 Entrance doors

Ensure there is adequate level access to the theatre and the offices, and that door widths meet the minimum requirements of Approved Document M. In addition, main entrance doors if not held open could be automated to increase accessibility for everyone. Automating the doors also deals with the increased door weight that comes with older and wider doors.

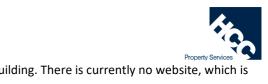
#### 4.2.4 Lobby and reception

Ensure that the Town Council entrance has a reception desk with a wheelchair accessible knee recess if space allows. All reception desks need to have induction loops provided these can be either portable or fixed.

If a formal ticket office is needed for the theatre, it should be accessible for all with a wheelchair access height desk and induction loop, although a mobile/app-based solution would also be acceptable.

#### 4.2.5 Horizontal Circulation and corridors

Much of the ground floor is accessible there are some locations where corridors are narrow, but they are short with good vision from either end. There are some single step level changes on the ground floor, this situation will need to be managed ensuring that no unique facilities are placed in these areas. It may be possible to create ramps in some locations, but not all.



The second floor is only accessible by stairs, so either several performers dressing rooms and toilets will need to be made available on the first or ground floor for disabled performers or, the second floor will need lift access and significant refiguration to allow wheelchair access.

#### 4.2.6 Internal Ramps, handrails & steps

Existing steps should be bought up to Approved Documents M and K standard with new handrails, stair nosings and balustrading. Any sloped/ramped sections of floor should be highlighted with a contrasting colour flooring.

#### 4.2.7 Vertical circulation

It is likely that the current lift will need upgrading or replacing to meet the current standards, and if possible, should be converted to a fire evacuation lift to allow wheelchair users who cannot self-transfer to evacuation chairs access to the first floor. Consider how emergency evacuation will take place for wheelchair users who cannot self-transfer into an evacuation chair. Existing stairs should be bought up to Approved Documents M and K standard with new handrails, stair nosings and balustrading.

#### 4.2.8 Toilets

Ground floor toilet provision includes 2 accessible toilets within the office accommodation which would require refurbishment to the current Building Regulation standard. The first floor has only 2 cubicles within the cloakroom area accessed from the theatre bar kitchen area these again need some general modernisation. They are not designed to any accessibility standard, other toilet facilities elsewhere in the building could be utilised by disabled staff. Accessible toilets are needed on the ground or first floor for patrons of the theatre. Second floor toilets need updating with ambulant cubicles.

There are also two sets of external/public toilets, these were locked, no access was available, it is assumed that these will need updating, one of these has a step at the entrance so should be fitted with ambulant cubicles. In addition, if these toilets are to be made available again then an accessible toilet should also be available, or this could be seen as discriminatory.

If the lift were upgraded to provide safe evacuation in the event of an emergency, this would potentially allow wheelchair users who cannot self-transfer into an evacuation chair to access the first floor. A changing places facility should then also be considered allowing for the safe hoisting and changing of adults with severe physical disabilities who cannot access the toilet independently from their wheelchair it is these adults who are unlikely to be able to use evacuation chairs as well so the two improvements would need to go hand in hand.

#### 4.2.9 Refreshment facilities

The bar on the first floor should have a low section for wheelchair users, alternatively table service or a mobile app-based ordering facility could be established removing the need to negotiate a crowded bar area.

New refreshment areas on the ground floor within the office accommodation will need to be wheelchair accessible with taps that can be operated with a fist or forearm and a knee recess under the sink drainer. In addition, wall sockets should be reachable from a seated position.

#### 4.2.10 Visual Contrast

Good visual contrast to meet the requirements of the Building Regulations and BS:8300 is essential to assist anyone with a vision impairment to navigate the building safely and independently. This will include but is not limited to; door frames, ironmongery, stairs, stair nosings, ramps and level changes, handrails and toilet areas.

#### 4.2.11 Other facilities

<u>Stage</u>: as the stage is currently only accessible via stairs, a mobile platform lift could be used to allow wheelchair users or anyone who cannot manage stairs onto the stage, although a location for this would need to be established. Only the theatre stalls will be accessible to wheelchair users or anyone who cannot manage stairs independently, ensure there are several removable seats to allow a wheelchair user to sit next to a companion or with their family.

2nd floor dressing rooms and toilets are not accessible, provide alternative facilities on the 1st or ground floor.

Lower ground floor: as this area is very small and only access by stairs, ensure there are no unique facilities located here. Ensure handrails and stairs are bought up to current standard with visually contrasting stair nosings and handrails.

<u>Council Chamber gallery</u>: there are several suggestions for this area: hold the council meetings in an alternative location where public spectators gallery is accessible to everyone; offer a video link to another area which is wheelchair accessible and has an induction loop.

<u>Market Hall/Mezzanine</u>: I am not sure how this area was previously used but is not accessible to wheelchair users. Ensure unique facilities are not located here as all unique facilities should be accessible to all visitors, so replicating it or relocating it to an accessible location is essential.

<u>Induction loops:</u> Induction loops should be provided at reception desks, ticket office, public meeting spaces such as the Council Chamber, several meeting rooms within the office accommodation and the theatre seating areas.

#### 4.2.12 Emergency evacuation

There are currently no evacuation chairs in place, wheelchair users will need alterative means to safely exit the building in an emergency if the lift is not available. Even with evacuation chairs it does limit access to wheelchair users who can self-



transfer into an evacuation chair. Only when the lift is upgraded to a fire evacuation standard, could wheelchair users who cannot self-transfer, access the first floor.

### 4.2.13 Interpretation, signage and website

There is currently very little signage within the building, good signage will assist all users to easily find their way around. It is important to ensure that any new signage is accessible, using sentence case or lower-case writing and pictograms will help to achieve this. Over- sized text, text used vertically and hand- written or decorative fonts used as a feature, should always be replicated in a cursive font at an appropriate size for the distance it is being read from.

Consider plain background areas to the side of the stage for BSL interpretation of performances. Ensure that the website is compatible with alternative format translation programmes. Website should contain information relating to local parking, induction loops, toilets and means of escape.

Final recommendations for accessibility enhancements will be subject to final occupancy numbers and uses.



# 5.0 M&E Services Report and Recommendations

#### 5.1 Mechanical Services

### 5.1.1 Domestic Hot and Cold Water Services

The majority of the domestic hot and cold water services within the building are in a poor state of repair with many signs of weeping, leaking and corrosion. The services have been decommissioned and part drained down.

The pipework in its current condition raises a number of serious Health and Safety concerns, such as the high likelihood of Legionella and biofilm formation within the existing pipework.

Many of the existing sanitaryware, fittings and fixtures have been removed or vandalised beyond repair.

Our recommendation is that the Domestic Hot and Coldwater Services are replaced in their entirety, with new sanitary ware, fixtures and fittings.

#### 5.1.2 Heating

The existing heating within the building is served via a mixture of gas fired boilers, electric storage heaters and panel heaters, these are in varying states of repair, with many component parts of the equipment missing. The current state of the equipment gives no confidence that the heating can be recommissioned safely and or that it will be satisfactory in operation.

The main theatre area is heated via a single boiler in a basement boiler room, the boiler has been disconnected and decommissioned. The boiler does however despite its age appear to be in a serviceable condition, although is not of sufficient capacity to heat the building to the required level.

The gas supply and fiscal meter serving this boiler have been removed. The majority of the distribution and emitters appear to be existing with signs of failure, corrosion and repair, some recent pipework connections replacement has taken place around the boiler, this having been replaced some years ago.

The heating controls appear to be original and are at the end of its useful life.

The ground floor front office area on Lind St, is served via a domestic boiler, which has been vandalised, this is connected to a two pipe heating system serving a number of radiators, the system has some damage, but if some remedial work is carried out, this small area of the building could be brought back into operation. However there is no guarantee that the system is capable of operating safely or as intended due to the nature of the damage and vandalism, it would be more cost effective to replace with new.

The rear ground/lower ground floor office areas of the building are heated with electric storage heating, these are at varying states of repair with signs of vandalism and damage, these need to be replaced.

Generally It is unclear whether or not the existing heating distribution systems throughout the building are filled or that there is any corrosion inhibitor, there are significant signs of corrosion and leakage around joints and valves indicating the system has internal corrosion and our recommendation is that it would be more cost effective to be replaced at this stage.

#### 5.1.3 Mains Water Supply

The exact location of the mains cold water supplies could not easily be identified due to access issues, however as the systems have been drained and isolated, we assume that a new metered supply/supplies would be required to the building.

### Gas Supply

The gas supplies to the building have been cut off and the meters removed and terminated, these will need to be replaced at the correct size and capacity once the services strategy is fully determined.

#### 5.1.4 Comfort Cooling Systems

There are a number of small direct expansion (DX) wall mounted and ceiling mounted cassettes units, these are connected via insulated refrigerant pipework to roof/wall mounted condensors. The units show visible signs of wear and tear with parts stripped removed.

It is unclear whether these systems are currently gassed with refrigerant and capable of being recommissioned due to their condition. However it is unlikely to be cost effective to do so.

Our recommendation is that these are replaced with new systems.

#### 5.1.5 Ventilation

The building is predominantly naturally ventilated through opening windows with some small local supply and extract systems present, these are in a poor state of repair with parts stripped and have been vandalised, it would not be cost effective to repair these systems and we recommend the complete replacement. Any replacement will need to consider current statutory requirements and likely to cover more of the internal areas of the building.

### 5.1.5.1 1Theatre Areas

The main ventilation system serving the hall is a series of extract fans located in rooftop glazed ventilation pods, the fans are in a poor state of repair and will need to be replaced throughout.

The controls serving the theatre areas appeared to be limited to local controllers and timeclocks.

### 5.1.5.1 Kitchen Ventilation

The Kitchen ventilation system require complete replacement in terms of compliance with current statutory regulations.

#### 5.1.6 Organ System

The theatre has an existing Organ behind the stage which is served by a pressurised air system(Blower) and a water feed. The system appears to be fully intact and looks to be capable of being recommissioning by a specialist, however the organ itself has had some vandalism and requires some conservation work to get it back in to operational condition, we would recommend the Organ and its apparatus are subject to a full condition survey by a specialist.



# 5.1.7 Compliance

The majority of the mechanical services require significant work and funding to bring the building up to current standards in terms of compliance with the building regulations and other statutory requirements. Some of the existing plant and equipment cannot be serviced and maintained safely and required safe access systems.

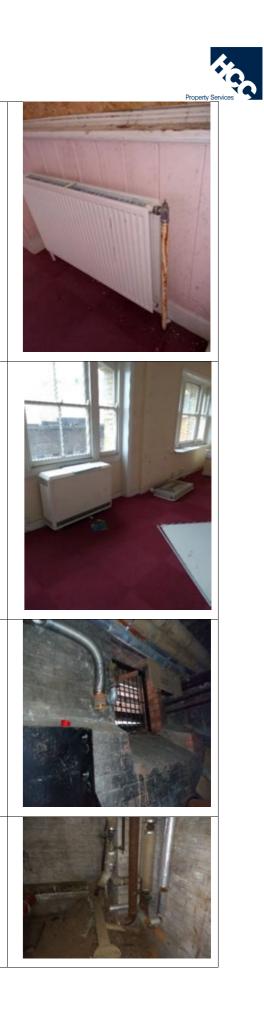
# 5.1.8 Photo Evidence

Examples of typical issues with the mechanical services

Organ Blower Unit (Historic Artefact) needs servicing and conservation, along with recommissioning	Electric Storage Heater with Electric Heater ripped off Wall in Dangerous condition typical
Existing Water services left part filled require complete Replacement	50mm dia Gas Pipe with meter removed and supply terminated, supply insufficient to heat building to current standards and required upgrading and replacement Theatre Heating System, pipework life expired and in poor condition
Main Hall Ventilation, fan unserviceable, significant safety risk in terms of access	

Existing Heating Pipework evidence of leaking, corrosion and

Valve unserviceable.



Kitchen M&E Services in need of complete

refurbishment/replacement



#### 5.1 Electrical Services

#### 5.2.1 Mains Electricity Supply

The incoming low voltage electrical supply to the building enters the building within the electrical switch room on the ground floor Lind St part of the building with the District Network Operators (DNO) service head and metering equipment. There appears to be two separate metered supplies, both are three phase, without further intrusive investigation we are unable to confirm an estimated capacity at this time. One supply is directly metered so can be assumed to be no larger a three phase 100A supply. The other is metered via an electrical utility cut-out and appears to be ½ hourly metered, so may or may not be larger. Both meters were not operational at the time of the survey, suggesting both have been cut off by the electrical utility company.

#### 5.2.2 Incoming Telecommunications

The incoming telecommunications service arrives at the building at the rear of the building and terminates within an internal connection point in the rear entrance lobby, where it enters the building for distribution, the services have been extensively modified and vandalised throughout the building and will require complete replacement including new infrastructure. The main Services has been cut off from the statutory undertaker.

#### 5.2.3 Main Switch gear & Distribution Boards

The main switch gear, Distribution boards and associated sub-mains and meters are in various states of repair, with much of the distribution being unserviceable due to its age and unlikely to meet the operational parameters required of the current wiring regulations. It is recommended to be replaced in their entirety.

#### 5.2.4 Lighting

The existing lighting is a mixture of existing and contemporary lighting, many of the fixtures are damaged, missing and have been vandalised, our recommendation is that the lighting is replaced throughout with new energy efficient Led lighting and modern energy saving lighting controls.

#### <u>5.2.5 Lift</u>

There is an existing hydraulic lift that serves the ground and first floors providing access to the theatre balcony, bar and kitchen areas. The lift has a subterranean machine room, the equipment appears to be in a serviceable condition albeit has some age but looks to be capable of recommissioning, however the system will need to be extensively tested and recommissioned. The lift however is not currently DDA regulations compliant and need to be replaced based on any future requirement.

The existing intruder alarm only partially serves the existing building. The system is not compliant with current standards and practices and requires replacement to cover the whole the building.

### 5.2.7 Fire Alarm

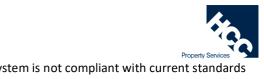
The existing fire alarm system has exceeded its serviceable and maintainable life and requires complete system replacement throughout the building to the current standards.

#### 5.2.8 Lightning Protection

It could not be established fully if the building has an effective lightning protection system, therefore it is recommended that a new/replacement system is installed, which adequately protects all parts of the building to current standards.

	r
Hydraulic Lift Machine Room/Pit	
Evidine Guildh Coop	
Existing Switch Gear	
Existing Fluorescent light fittings	

#### 5.2.6 Intruder Alarm





Typical Electrical Services damaged and unrepairable	
Existing BT incoming Panel	
Fire Alarm detector	



#### Structural Report and Recommendations 6.0

Document:	E05097-HCC-00-ZZ-RP-S-9901-S2-C01 Structural Survey Report IoW Ryde Town Hall
HCC Property Services Reference:	E05097
Date originally created:	May 2021
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Document approved by:	Jonathan Prew BSc(Hons) CEng FIStructE MICE MAPM Delivery Manager – Structures & Landscape

1.1.2 The survey was limited to a visual inspection of the accessible areas of the building. The external Clock Tower, Cupola and roof areas to the Central core and East Wing were not inspected. In addition, the Market Hall Mezzanine roof void, Kitchen, Toilets, Lift on first floor and East Wing ground floor, were not inspected for health & safety reasons. The external fire escape staircases were inspected from ground level only for health & safety reasons.

#### 1.2 **Principal Findings**

- The Clock Tower leans and has vertical streaks of brown staining to the elevations. It is in reasonable 1.2.1 condition for the age of the building. The high-level parapet walls around the building are in poor condition. The Auditorium parapet appears 1.2.2 in poor condition. 1.2.3 The Porticos are in poor condition. The entablature, cornicing and ledging are in poor condition. 1.2.4 Internal leaking of the roof exposed the inadequate support system of the two parapet walls in the Council Chamber gallery. The building has experienced significant water ingress from poor roof drainage encouraging vegetation 1.2.5 and plant growth to the building. The pitched and flat roofs coverings are in poor condition, except over the main access staircase. The 1.2.6 steel safety handrailing system is in reasonable condition. 1.2.7 The modern steel-framed Theatre balcony is in good condition. 1.2.8 All the suspended timber floors in the building are in reasonable condition, except the modern second floor steel and timber floor, which is in very good condition. The internal walls are generally in reasonable condition, except for the corner on St. James Street and 1.2.9 Lind Street. 1.2.10 The external coursed stone walls are a mixture of poor to good condition.
  - A lintel at the front of the building is in poor condition. 1.2.11
  - 1.2.12 The external fire escape staircases are in poor condition.

.0Executive Summary

#### Inspection/Survey Undertaken 1.1

A visual non-intrusive survey was undertaken by the Structural Engineering Group (SEG) of Hampshire 1.1.1 County Council Property Services to investigate the condition of Ryde Theatre/Town Hall, Isle of Wight.



#### 1.3 **Principal issues**

- 1.3.1 The Clock Tower's vertical lean remains stable. The internal horizontal wall cracks on the clock elevations and external brown staining, suggest corrosion and expansion of the metal bracket fixings in the wall.
- 1.3.2 The external high-level parapet walls on the roof perimeter are cracked, with crazed patterns and vegetation/root growth and needs repairing. The vertical crack to the Auditorium parapet requires closer inspection.
- 1.3.3 The Portico's 2<sup>nd</sup> lonic column base has deep spalling and an eroded circular section on first floor. This is likely due to corrosion and expansion of the concealed metal within the column and needs remedial repairs. The 4<sup>th</sup> Doric column has a chipped circular capital and by the same cause as above. This also requires remedial repairs.
- 1.3.4 The Portico's rusticated cement archways have cracks due the age and possible damage from belowground drainage affecting the subsoil and needs repairing.
- 1.3.5 The entablature, cornicing and ledging is delaminated and cracked with some loss of section to due water ingress. All these areas require repairs.
- 1.3.6 Internal leaking of the Council Chamber Gallery roof identified poor support to the parapet walls. A new more robust support system needs to be provided in these locations.
- 1.3.7 The flat roof coverings are cracked and worn and need replacing with new. The historic ongoing and active water ingress from the leaking roofs due to inadequate drainage requires immediate repair. This will alleviate the spread of further vegetation/plant growth from the walls and other elements.
- 1.3.8 The safety handrailing is damage in one place with loss of section. It has lost much of the protective paint coating system and has surface rust. This needs repair to the damaged section and cleaning off all rust and a new protective painting system applied.
- 1.3.9 The internal wall around the staircase on the corner of Lind Street has pulled away from the return wall in St. James Street and there was evidence of settlement. This is considered related to the large external vertical crack close by to the return wall. This requires further investigation to establish the cause.
- 1.3.10 The coursed stone to external walls has received recent repairs with a cement mortar and small vertical cracks suggest this should have a 'weaker' lime mix. Other areas on the west elevation are defected due to water ingress and need remedial repairs.
- 1.3.11 The cast-iron lintel at the front, on the first floor, has corroded and there was local cracking evident to the underside. This is considered caused by moisture in the wall and expansion of the material. Other early signs of this are identical along the wall length. Further investigation to verify this is required and followed remedial repairs.
- 1.3.12 The external fire escape staircases at the rear are not functional and present health & safety issues for use. These need to be replaced by a new staircase designed to current structural codes of practice.
- 1.3.13 The current regime of monitoring of the Clock Tower's lean should be maintained to provide assurance it remains in a stable condition.
- 1.3.14 Further investigation and testing of the Clock Tower walls will be required, to determine the nature of the horizontal cracks and type of remedial repair required.
- 1.3.15 Further investigation of the existing below ground drainage system in the form of CCTV survey is strongly advised.
- 1.3.16 Further investigation of the damaged lintel at the front is required to confirm its cause and extent of remedial repairs.

#### 1.4 Recommendations

- 1.4.1 The Clock/Bell Tower monitoring over last 30 years indicates no discernible movement has occurred and it is stable. The current monitoring should be continued to provide assurance.
- 1.4.2 The Clock Tower wall cracks considered caused by corrosion of metal bracket fixings requires further investigation with testing to verify appropriate remedial repairs necessary.

- 1.4.3 Generally, the parapet walls have superficial cracks and vegetation root growth which needs removal, made good and cracks repaired. The Auditorium parapet wall vertical crack requires closer inspection.
- 1.4.4 The Council Chamber Gallery flat roof is leaking and the internal support to the parapets is inadequate and unsafe. They both require a new system of support.
- 1.4.5 The flat roof coverings are damaged badly and worn and need replacing with new coverings.
- 1.4.6 The flat roof steel safety handrailing has a damaged post section that requires replacement. The general surface is rusty and protective coating has failed. This needs to be repaired.
- 1.4.7 The internal access staircase wall has pulled away from the roof slab and settled. This has occurred in the adjacent toilets as well. Both are related to the large vertical crack externally in St. James Street and cracks in Lind Street. We would recommend a CCTV Drainage Survey of all the drains be carried out to determine if there is below ground movement.
- 1.4.8 The external rear fire escape staircases are in disrepair and not functional. Both need to be dismantled and replaced with new.



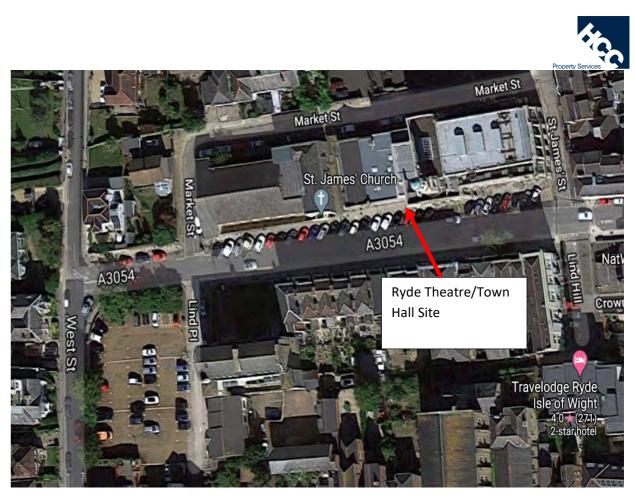
Introduction 2.

### 2.1 Brief

- 2.1.1 The Structural Engineering Group (SEG) within Property Services of Hampshire Country Council was instructed by the Regeneration Team of Isle of Wight Council on 26<sup>th</sup> January 2021 to undertake a structural survey for Isle of Wight Council, County Hall, Newport, Isle of Wight PO30 1UD. The site location is Ryde Theatre (previously the Town Hall), Lind Street, Isle of Wight PO33 2NL.
- 2.1.2 The survey was requested in order to gain an understanding of the structural condition of the building, to provide advice on the feasibility of acquiring and developing the site, to reinstate it back to an occupiable condition and functioning building prior to its disposal in 2003. It is currently in private ownership.
- 2.1.3 This survey deals with building structure only, building fabric to be covered by others.

# 2.2 Site

- 2.2.1 The site principally comprised of a single building with two large wings linked by a central core area, with a small basement at the rear, three floors and a mixture of flat and pitched roofs at varying levels. There existed a clock and bell tower with belfry and cupola roof, located centrally to the building at the front. This tower extended from roof level on three levels having clock faces on each side, e.g., four number in total.
- 2.2.2 The frontage consisted of a porch with four tall pillars and above a colonnade forming a covered walkway at ground level. A similar porch was constructed above and framed by the roof parapet wall. The features of the porches were repeated around parts of the building in Lind Street and St. James Street.
- 2.2.3 The site was rectangular in shape, 50m long by 17m wide on plan, with east and west wings linked by a central core area; national grid reference (NGR) SZ5906092617.
- 2.2.4 The site was bounded by Market Street to the north, an unnamed pathway adjacent to St. James Church to the west, Lind Street, the A3054 main road, to the south and St. James Street to the east. The main entrance was off Lind Street. Other council offices were located opposite the front of the building in Lind Street. To the north and west were commercial premises and offices.
- 2.2.5 The site sloped down at approximately six degrees from the southerly direction to the north i.e., the main road Lind Street was the highest point falling to Market Street at the rear of the building.
- 2.2.6 The British Geological Survey information reports the bedrock to be of the Solent Group, consisting of clay, silt, and sand. The SEG have not been made aware of any previous site ground investigations.



Satellite image<sup>1</sup>

#### 2.3 Site Development

- 2.3.1 The site was designed by James Sanderson and built in 1831 as a corn market at ground level with Town Hall located above. The Town Hall had two meeting rooms which were also used for social events.
- 2.3.2 The Hall was extended in 1856 by adding rooms to the east and west sides. A staircase was added on to the north-east to provide access to the kitchen and refreshment room.
- 2.3.3 In 1869 the clock tower and new assembly room was added to the building.
- 2.3.4 A fire occurred in June 1933 causing extensive damage to the Town Hall and destroying the Hall floor and furnishings. During the repairing of the damage, the building was improved by adding new facilities. The building is listed Grade II.
- 2.3.5 The above description is a basic synopsis. A full detail of development is provided by others.

# 2.4 Property

The property is currently known as Ryde Theatre, but previously was the Town Hall and Cornmarket. 2.4.1

# 2.5 Survey/Inspection

- 2.5.1 The inspections were undertaken on 1<sup>st</sup> February 2021 and 25<sup>th</sup> March 2021. The survey was limited to a visual inspection of the accessible areas, which included an internal inspection of the basement and floors from ground to roof level. An external inspection from ground level of all elevations was undertaken. There were no intrusive investigations into the ground or any other concealed parts of the structure.
- 2.5.2 The weather conditions were dry and cloudy on both occasions.
- 2.5.3 Access was limited to roof parts particularly on the West Wing and Central Core linking the two wings. The Cupola and Clock Tower were not inspected. The Clock Tower was inspected at a distance from roof level and from the floors internally.
- 2.5.4 The Kitchen area of the Theatre Bar (Hall 2), on the first floor, was not inspected due to a very wet and slippery floor. This was also the case for the adjacent toilets by the internal access clock tower lift. The lift was out of service and not inspected.
- 2.5.5 The East Wing ground floor below the Theatre was inaccessible due to no lighting and was therefore considered unsafe to enter and inspect at the time of the survey. The Market Hall Mezzanine trussed roof space with plant and services was very dark and had several trip hazards present. For health and safety reasons it was considered unsafe to inspect this area, except at a distance.
- 2.5.6 Photographs are referred to which can be found in Appendix B, e.g. (P1)
- 3. Observations – Main Building

# 3.1 Description

- 3.1.1 The building consisted of masonry with coursed stone, timber floors and a portico. This was formed of four round Doric columns, flanked by two cemented and rusticated archways. The entablature was set above at first floor. A similar portico existed on the first floor with four lonic columns and iron railings, flanked by two returns. There were three sash windows located behind the portico on first floor. The returns had wrap around Doric pilasters. Cornicing and parapet walls ran around the building perimeter. On the ground floor there were three arched doorways at the entrance. The building had arched windows in the remaining parts of the structure (P1, P2 & P3). There were two fire escape staircases at the rear (P17-P21).
- 3.1.2 A glass canopy erected in 1902 was removed in 1950.
- 3.1.3 In 1933 the Town Hall was severely damaged by a fire but reopened in 1934. It is unknown whether the fire caused any structural damage.
- 3.1.4 More recent alterations to convert the upper floors of the building to a theatre took place in 1990. The Ryde Theatre/Cinema opened in March 1991, but the cinema closed after two years. The theatre auditorium reflected the style of early cinema with Edwardian plaster and mahogany doors (P50). A raking balcony was introduced to increase the capacity and support sound and a projection box with refurbished dressing rooms.
- 3.1.5 In February 2005, Ryde Theatre temporarily closed after cracks were identified in a window below the clock tower.
- The building consisted of loadbearing masonry with timber suspended floors, boarding and a 3.1.6 combination of flat solid in-situ concrete slabs, with asphalt finish and trussed timber pitched roofs (P36, P77 & P78) with slating over (P87, P88). The main external and internal loadbearing walls were solid masonry with plaster finishes (P70, P71). The non-loadbearing walls were timber stud with lath and plaster finish.
- 3.1.7 The alterations after the fire consisted of primary steel framing for the theatre balcony and central core timber suspended second floor construction (P48, P49). The internal core cross walls had openings introduced on the first and second floor.

- 3.1.8 The west wing had flat asphalt roof areas only, with parapet walls located over the Offices. The Council Chamber and Gallery had a flat roof, with asphalt covering and cement clad parapet walls with coping stones.
- 3.1.9 The central Market Hall Mezzanine (Hall 4) had a timber trussed King Post pitched roof with slate covering and glazed lanterns, with 450mm thick parapet walls extending to the front and back of the building. The slates were weathered and appeared loose in some places (P87). The roof space was exposed with many services, wires, trip hazards and internal drainage from the roof.
- 3.1.10 At the front of the building next to the Market Hall Mezzanine (Hall 4) and front of the lower-level flat roof, was a pitched roof over the main access staircase. This corresponds with area over the coursed stone returns at the entrance portico. This had a modern felt roof with chippings (P90-P92).
- The central Clock Tower was constructed on three levels, four and a half storeys high springing from the 3.1.11 roof space above second floor. The tower was solid 500mm thick brick with a barrel vault, supported by a 500mm x 750mm x 180mm thick concrete plinth. This sat on 220mm wide x 200mm deep square castiron riveted beams. The cast-iron beams had 180mm deep diagonal corner ties, on plan, connected to the beam plated webs and supporting walls (P34, P37-P40). This system was supported from 700mm thick approx. solid brick walls from the second floor. Housed at this level was a plumb line and monitoring equipment for the Clock Tower (P46). There was a timber access ladder to the platform above.
- 3.1.12 The Clock Tower had a modern steel tie system that consists of two vertical parallel flange channel (PFC) sections fixed to the cast-iron beam, spanning between the vaulted brickwork in line with internal cross walls, running front to back. Other identical steel sections were fixed in the same way to the timber King Post trusses extending to the rear of the building. The PFC sections had a 20mm diameter steel threaded rod tying/clamping them back to the PFC's (P35). The Client representative in attendance said this was introduced some time ago, around the 1960's, to try and straighten up the vertical lean of the tower towards the south of the building.
- 3.1.13 The upper first level chamber of the Tower was accessed by a timber ladder (P41). The platform was constructed of timber joists and boarding. Housed at this level was an electric motor for the Clock Tower, introduced as part of the 1960's modernisation works. Access by timber ladder to the Clock Tower location, was on the second level chamber, where four clock faces (P42) were located on the elevations. Two metal vertical brackets were fixed to the wall (P42-P45), which also supported the cupola floor above constructed of timber joists and boarding.
- 3.1.14 The East Wing consisted of a low-level solid in-situ concrete flat roof slab, covered in asphalt with three small lanterns (P83) and parapet cement clad parapet wall. There was a single drainage outlet from the roof.
- 3.1.15 The steel access stair from this level alighted onto the higher-level flat roof over the Theatre (P82). This was a solid in-situ concrete slab with asphalt roof finish with steel safety handrailing around the perimeter. Looking east towards St. James Street there was a steel frame that provided the lifting mechanism for the theatre equipment mounted on the roof (P84, P85). This was brown and rusted in appearance but appeared robust.

# Roofs

3.2

- 3.2.1 The west wing had three flat roofs with parapet areas above ground floor of varying levels. The flat roof with parapet over the ground floor Offices was not inspected.
- 3.2.2 The flat roof with parapet over the Offices located towards the rear of the building at a higher level, was not inspected. This had a brick chimney partially clad in render.
- 3.2.3 The flat roof with parapet over the second floor Council Chamber Gallery, located at the front and adjacent to the central core area, was not inspected.
- The flat roof with low parapet located above the second floor Council Chamber and Gallery was not 3.2.4 inspected. Photographs taken at a distance from the highest roof level, above the Theatre Balcony, appear to indicate no structural defects.



- 3.2.5 It was observed internally where the Auditorium flat roof has leaked in two places, that the parapet walls were poorly supported by timber framing within the depth of the roof construction (P74-P76). The timber framing was wet. This was considered unsafe and requires a new system of support.
- 3.2.6 The slate tiled pitched roof and large glazed atrium, enclosing the central core area over the Market Hall (Hall 4) Mezzanine and Toilets, was not inspected. The base of the tower including the cupola, was not inspected. Photographs taken from the roof level above the theatre balcony suggest there was no structural defects.
- 3.2.7 The internal roof space over the Market hall and Toilets, consisted of King Post timber trusses supported from the external solid masonry walls. There was also evidence of contemporary strengthening steel ties, believed to be an attempt to stabilise the previous movement of the bell tower. There were several hazards which prevented close-up inspection of this area. Photographs were taken to capture the construction. It appeared that there were no structural defects.
- 3.2.8 The Clock/Bell Tower at this level was supported off the main solid masonry walls, by a square arrangement of cast-iron built-up riveted beams and ties on plan. The vaulted masonry was supported from this structure. Access to the first platform level of the bell tower was via a timber ladder and was constructed of timber beam floor construction. The higher clock tower platform level, also via a timber ladder, was of timber floor and boarding construction. There were no structural defects to the vaulted masonry, platform floors, but the clock tower perimeter walls at platform level have horizontal cracks.
- 3.2.9 The main upper-level parapet wall, that runs from the tower on the west side elevation, then to the front elevation and returns around to the east elevation at this level, was not inspected. External photographs from ground street level show several small vertical and horizontal cracks to the parapet render on both elevations and short return. Other photographs from roof level do not show any cracks on the internal face of the parapet. This parapet wall extends around the remaining perimeter of the building, along the front and rear East Wing elevations, where it terminates in Market Street.
- 3.2.10 The main upper-level parapet wall to the rear of the building in Market Street was not inspected. Photographs taken from the ground level show evidence of small vertical cracks to the rendered face.
- The East Wing consists of two flat roofs with parapet wall areas at different levels. (P84, P94). The 3.2.11 asphalt flat roof with four glazed roof lights, above the access staircases and Dressing Rooms, located on second floor was inspected from roof level. The flat roof showed no signs of structural defects.
- 3.2.12 The main upper-level parapet which extended from the core area return wall, was inspected form the roof level, but not externally along the perimeter. This showed signs of superficial minor vertical cracks to the rendered face. There was some evidence of water ingress and moss staining, with vegetation growth in two places. One shrub had several small roots growing out of the brick and render construction. Photographs taken from street level showed several superficial vertical and horizontal small cracks (P32). There were also shrubs growing out of the brick and rendered wall face at the front. This parapet wall on the north and west elevations of the building appears to be in reasonable condition.
- 3.2.13 The large asphalt flat roof had three glazed lanterns (P89), a theatre mechanical lifting roof mounted metal frame. This was located above the Theatre on second floor with parapet wall. There were no signs of any structural defects to the roof.
- The parapet wall with steel painted handrailing was at the highest roof level. The parapet had no 3.2.14 structural defects. The existing handrailing had a small loss of section to one upright near the clock tower. Otherwise, it was in reasonable condition.

# 3.3 **Upper Floors**

- 3.3.1 The mezzanine Council Chamber Gallery second floor consists of suspended timber floors and timber access stair at the front. The floor was springy under foot, hollow sounding and had loose floorboards. The main staircase was also hollow sounding under foot.
- 3.3.2 The staircase serving the main front access to lower floors, was formed of timber and boarding. This was in reasonable condition. There were no structural defects observed.
- 3.3.3 The roof space level surrounding the two atriums located centrally at the front of the building, at the same level as the mezzanine floor described above, represents the level of barrel-vaulted masonry for

the clock tower. These areas were of timber joists with a boarded ceiling construction. There were no structural defects observed.

- 3.3.4 The second floor to the Toilets and rear Market Hall had relatively modern suspended steel beam framing with timber joists floor with boarding. There was also a steel braced frame supporting the projector and equipment. At this floor level there existed an internal timber staircase which provided access to the first floor Kitchen and Hall area below and was located at the rear of the building. There were no structural defects observed.
- 3.3.5 The internal cross wall on first floor had been opened and twin steel 610x229 Universal Beams inserted to support the wall. The Theatre Balcony in front and adjacent to the Kitchen and Hall 4 area, were supported by a relatively modern substantial steel beam and column braced frame with timber joists for seating. This was in very good condition and there were no structural defects observed.
- 3.3.6 The second staircase serving the main access to lower floors, at the front, was formed of timber and floor boarding. This was in reasonable condition. There were no structural defects observed.
- 3.3.7 The second floor for the Theatre Dressing Rooms, Toilets and internal Staircase at the end of the wing, were all formed of suspended timber with boarding construction. The visible floors were in reasonable condition as there was plenty of debris, peeling plaster, fabric and carpet underlay covering laid over the floor (P47). There were no structural defects observed.

# 3.4 **First Floor**

- 3.4.1 The Council Chamber on the first floor backing onto the basement at the rear and main access staircase at the front, was of timber floor construction. The ceilings were relatively modern lightweight suspended panels. The staircase was the same as the floor and of timber form. There were no structural defects observed.
- 3.4.2 The core area located on first floor including the access corridor and toilets serving the Theatre Bar (Hall 2) area, was suspended timber floor construction. The rear staircase was also of timber form. There were no structural defects observed.
- 3.4.3 The Theatre (Hall 1) located on the first floor was suspended timber floor with boarding construction. The associated principal access corridor and staircase at the rear of the building were also of timber form. There were no structural defects observed.
- 3.4.4 The Theatre stage was a raised temporary floor with steps construction. There were no structural defects observed.
- 3.4.5 The access staircases and dressing/changing rooms were all timber construction. The staircases were bouncy and squeaky under the foot (P60, P61). The floors were also squeaky.

#### 3.5 **Ground Floor**

- 3.5.1 The ground floor throughout the West Wing, except for the Store located at the end of the Offices by the back of the Council Chamber, was suspended timber floor and boarding construction. The Store ground floor was formed of solid concrete construction. A section of the floor boarding located centrally to the rear Offices had been removed revealing a shallow void below the floor and exposed 65mm x 200mm deep timber joists at 400mm centre spacing (P77, P78). This appeared to be propped up by single tube. The ground floor over the basement had 75mm x 220mm joists at 350mm centre spacing. There were no structural defects observed.
- 3.5.2 The entrance to the building, access corridor, staircase, and Library Hall on the ground floor was suspended timber floor with boarding construction. The ceilings were typically lath and plaster. The floor felt sound under the foot. There were no structural defects observed.

### 3.6 **Basement/Lower Ground Floor**

3.6.1 The Studios located at the rear of the building on lower ground floor at street level was suspended timber floor and boarding construction. The floor felt springy under foot and squeaky. The access staircase to ground floor level was hollow sounding under foot. There were no structural defects observed.



# 3.7 **External Walls**

- 3.7.1 The external walls to the building were solid masonry and formed of coursed stone. The West Wing single-storey extension had a parapet wall with ledging at two different levels. The stone wall facing with window openings at the front had received recent repairs. These consisted of a mixture of grey cement and areas of softer light-coloured mortar, which suggested possibly a lime mortar. There were signs of small cracks in the grey mortar, which suggested the mortar mix used was too hard and not accommodating building movement. The rendered faces around and above the windows had small vertical cracks. This wall elevation was in reasonable condition. The parapet wall was severely water stained with three to four vertical large cracks.
- 3.7.2 The facing stone exterior to the Council Chamber front elevation two-storeys high, appeared to be in good condition. There was a long horizontal crack along the wall length above the lower-level ledger.
- 3.7.3 The wall elevation to the west pathway was in very poor condition. The exterior had experienced water ingress, as visible by the severe vegetation growth from the parapet ledger and rear window. The parapet was severely damaged along the length with large section loss. Towards the rear there was dark staining down the wall. It appeared the rainwater down pipe was damaged or broken. In addition, a small area revealed evidence of frost damage and erosion to the facing stonework (P25-P30). The mortar crumbled when touched and the bonding appeared ineffective. This was considered historic and previous repairs evident had failed to resolve the problem.
- 3.7.4 The wall elevation at the rear was in reasonable condition. The exterior had experienced water ingress with the upper part of the wall heavily black stained. There were signs of deep mortar erosion and frost damage at the top of the facing brickwork. The lower-level ledger of the parapet wall, like the east elevation, was severely damage and had some section loss.
- 3.7.5 The Council Chamber facing stonework to the north rear elevation, two storeys high, was generally in reasonable condition. The parapet wall was stained and has some damage and section loss. There was a brick chimney with three clay pots on the roof. This appeared from street level to be in reasonable condition.
- 3.7.6 The entrance facing brick elevation at the front, set back from the pavement behind the portico columns, was green and dark stained. There was evidence of water ingress visible from the damaged and broken rainwater pipes located on both sides inside the heavy cemented rusticated archways. Mortar erosion and some frost damage had occurred. The entablature above this was weathered and the upper layer green stained with many vertical cracks visible.
- 3.7.7 The return rusticated archways exhibited small vertical cracks on the corners and internally at both ends of the portico. The west side elevation was worse than the east side, with both small vertical cracks located either side of the arch and crazed cracking in between.
- 3.7.8 The facing coursed stone imitating brick elevation directly above this, on first floor, behind the similar portico lonic columns with large sash windows was in better condition. From street level this appeared to be in reasonable condition. The cornice and parapet above the portico columns, was weathered with several superficial vertical horizontal and some crazing small cracks.
- 3.7.9 The facing course stone elevation above the cemented rusticated archways, was weathered with mortar erosion, blown and missing stonework, with some staining on both sides.
- 3.7.10 The return facing coursed stone between the wrap around Doric pilasters, elevated on the west side, was weathered and generally in reasonable condition. The entablature above was weathered and in similar condition to the front. On the east side the coursed stone was weathered, and frost damaged in places. There was large vegetation with roots growing from the wall. A regular vertically spaced pattern of spots and horizontal lines appeared to the face of both wrap around Doric pilasters (P93). This could be related to concealed metal in the pilasters. The cornices and parapets were weathered with small vertical horizontal crazed cracks on both sides. Two additional large vertical cracks were visible to the parapet wall return to the east side elevation.
- 3.7.11 The rear facing walls projected beyond the building face with side returns. There were five arched windows located at ground level. At first floor, the cement surround at the equivalent level on all the building elevations, separated the above and below. There were three arched windows at first floor.

Above this existed a cement clad stepped parapet at roof level. There was dark staining on the building face, erosion of mortar, frost damage to the coursed stonework and it was in poor condition.

- 3.7.12 The front external elevation was a continuation of the original cemented rusticated archway style and metal framing to the war memorial on ground floor. There were several superficial to small vertical cracks identified to the cemented window sills, columns and above window arches. The two piers enclosing the war memorial had, what appears to be, vertical compression cracks to each inside face of the columns. Similar cracks were visible in most of the columns. At the elevation end on Lind Street adjacent to St. James Street, the cornicing was weathered with dark water staining, vegetation growth in places and small vertical cracks. Some of these cracks were a continuation of the same crack above the window arch, as described above.
- 3.7.13 The existing cast-iron lintel concealed within the cornicing, above the ground floor fire exit door by the Theatre, was exposed at the front with corrosion evident. The cement casing below the lintel had horizontal cracks suggesting it was overstressed.
- 3.7.14 The front external elevation directly above on first floor had a series of arched windows with cement and ornate surrounds with coursed stone between. The corner of the building was identical to entrance portico with four lonic columns. It was observed that repointing to the coursed stone, in some places, had been carried out recently. Between the columns the head of the coursed stone was dark stained. It was however in a reasonable condition. The cement window surround had several small vertical and crazed cracks.
- 3.7.15 The cornice and parapet which was a continuation of the front portico, had several small vertical cracks and some crazed patterns. On the corner of the building there was small vegetation with large roots growing from the parapet wall.
- 3.7.16 The external side elevation in St. James Street was identical to the front of the building. The rusticated archways exhibited small vertical cracks on the corners at both ends. This was identical to the front portico. There were identical small vertical cracks visible to the cornicing that were a continuation of the archway cracks. Directly above this on first floor there were eight columns. Four lonic columns were located centrally like the front and two pairs of Doric pilasters either side. Some areas of coursed stone had been repaired relatively recently.
- 3.7.17 On the corner of St. James Street, adjacent to Lind Street, there was a large crack that ran from the archway corner up the building, above the window arch and through the coursed stone (P10-P12). It terminated at the cornice level just below the parapet wall. Located just above this and on the parapet corner, was vegetation with small root growth visible. The parapet wall condition was the same as the front south elevation with vertical cracks. The same archway and column on Lind Street corner, had similar small vertical cracks.
- 3.7.18 In the same location as above the coursed stone over the window arch serving first floor had failed with great loss of mortar. This would suggest wall settlement and rotation of the façade corner.
- 3.7.19 On the external rear north and east elevation corner, the archway had a single return to enclose the pavement in Market Street (P17, P22-P24). The remaining length of the coursed stone wall had six arched windows at ground floor level to the East Wing. The cornicing above continued around the building from the side elevation. A single panel of coursed stone was located above the archway and the ground floor corresponding arched windows on first floor, all infilled with coursed stone. The cornice and parapets were a continuation wall from the side elevation. Generally, at first floor the stonework had received repairs and was in reasonable condition. Elsewhere the structure was in a similar condition.

# 3.8 Internal Walls

3.8.1 The original cross wall construction had been modified to accommodate the modernisation of the building. These locations were on the first and second floors following the fire in 1933 and more recently in 1990. The internal brick walls were solid and generally sound throughout the inspected areas of the entire building. The walls were varying in thickness and measured 250mm, 380mm and 575mm on the ground floor where accessible. The Store west wing cross wall arch above the internal door, near the front of the building, has a 2mm vertical crack at ground floor level. There was evidence of historic and



ongoing active water ingress from leaking roofs. Generally, the walls were very damp with loss of plaster material and internal fabric throughout the building.

3.8.2 Settlement and large continuous cracking to the internal rear staircase front wall, with horizontal and diagonal cracking to pink painted walls was visible on second floor (P62-P69). In the adjacent toilets, further evidence of this movement was seen where a continuous gap between the head of the wall and concrete roof slab was visible above. The walls had also settled in places. The ceilings were tearing away from the walls around the staircase.

# 3.9 Foundations

3.9.1 There were no intrusive investigations to any concealed parts of the structure. The foundations were not inspected.

# 4. External Fire Escape Staircases

# 4.1 Description

4.1.1 There were two existing steel fire escape staircases located in Market Street. The first one provided access from ground level to split-level between first and second floors serving Hall 3 via a door. Adjacent to this was the second steel escape stair from ground to first floor serving the Theatre rooms and dysfunctional.

# 4.2 Comments

- 4.2.1 Both staircases were severely damaged with missing treads, bolts, and corrosion to the plated steel structure.
- 5. Findings

# 5.1 **Clock/Bell Tower**

- 5.1.1 The Clock Tower was leaning by approximately 5 degrees from vertical towards the south. The reason for this was unknown.
- 5.1.2 The Clock Tower chamber with four dials, one each face, had metal brackets secured to the walls, which supported the Bell Tower timber floor platform above. There was horizontal cracking evident to the wall perimeter within the chamber. This had been caused by corrosion and expansion of metal brackets.
- 5.1.3 The external face of the high-level parapet wall, located on the east side of the Clock Tower had two external vertical cracks. There were no cracks visible internally as viewed from roof level and unlikely to be structural defects.

#### 5.2 Parapet Wall - Portico Return Wall East Elevation

- 5.2.1 The parapet wall above the return between the Doric pilasters had small vertical cracks and was unlikely to have structural defects.
- The high-level parapet to the Auditorium (Hall 4) had vertical cracks in the render. It was not known if 5.2.2 these penetrated the wall. They were likely to be non-structural defects.

### 5.3 Theatre and Corridor Flat Roofs

5.3.1 The flat roof asphalt finishes had several deep cracks due to its age and from weathering. Similarly, the lower-level flat roof above the corridor was weathered with surface damage. These were non-structural defects.

#### 5.4 Parapet Wall to Lower-Level Flat Roof

5.4.1 Vegetation and plant growth was evident to the parapet in two locations. Other locations around the building also exhibited these faults. This was caused by weathering and water ingress within the material.

# 5.5 **Theatre Roof Safety Handrailing**

There was a single post with some section loss to the lower standard. This was caused by weathering. 5.5.1

# 5.6 Parapet Walls Council Chamber Gallery

5.6.1 Two external parapets observed internally were supported by fragile timber stud framing and were considered unsafe. This was a result of original building construction.

# 5.7 Water Ingress

5.7.1 The building was very damp due to leaking roofs which was affecting internal wall finishes.

# 5.8 Internal Wall Settlement East Wing Corner, Lind Street

- 5.8.1 The access stair walls had pulled away from the building return wall and ceiling on second floor. This had also occurred in the neighbouring toilet area. The cause was unknown, and further investigation will be required. It is considered that this could be a structural defect.
- 5.8.2 The archway and column in Lind Street had small vertical cracks. This maybe a structural defect.

# 5.9 **Store Ground Floor Arch**

5.9.1 There was a small crack above the door below the staircase. This was unlikely to be a structural defect.

# 5.10 Parapet Walls, Cornicing and Entablature

5.10.1 Horizontal and vertical crazed cracking was observed to the parapet walls, entablature, cornicing and local ledging section loss. This had been caused by weathering and ageing. These are unlikely to be structural defects.

# 5.11 **East Wing Front - Lintel Damage**

- 5.11.1 The cast-iron lintel above the fire exist door was corroded. The cement casing also had horizontal cracks. There were similar cracks identified along the wall length in the rusticated cement style wall. These had been caused by weathering and ageing. These are unlikely to be structural defects.
- 5.11.2 There was a single vertical compression crack to the War Memorial rusticated cement walls on each side. The cause was unknown and maybe structural defects.

# 5.12 Central Core & East Wing Archways

5.12.1 There were some hairline horizontal and vertical crazed crack patterns to the entrance portico. These had been caused by weathering and ageing and are unlikely to be structural defects.

# 5.13 Portico Columns

- 5.13.1 The fourth column on ground floor had a chipped capital within the enclosure. This had been caused by weathering.
- The second column on first floor had base erosion and brown staining on the vertical face caused by 5.13.2 weathering.

# 5.14 **Coursed Stonework Elevations**

There was a previous repair evident to the coursed stonework at the front of Lind Street. Small cracks 5.14.1 had appeared in several areas. The repair mortar mix may explain the cause for these cracks, which was considered inappropriate.



- 5.14.2 There was severe damage to the coursed stonework at the rear with blown stonework and loss of pointing caused by water ingress from the leaking roof and rainwater downpipes.
- There was a large vertical crack almost full height of the building on the corner of St. James Street and 5.14.3 Lind Street. The cause was unknown and further investigation is recommended and could be a structural defect.

### 5.15 **External Fire Escape Staircases**

Both rear staircases were severely damaged by corrosion and loss of section caused by weathering and 5.16 ageing.

# 6. Recommendations

# 6.1 **Clock/Bell Tower**

- 6.1.1 The Clock/Bell Tower monitoring reported over the last 30 years had identified no movement and therefore it is considered was in a stable condition. The previous attempts to rectify the movement and straighten up by introducing modern steel ties back to the main external wall in Market Street, and at the tower base cast-iron supports, was not successful.
- 6.1.2 The Client representative noted that a structural engineering consultant investigated the movement some two years previously, the outcome of which concluded that any attempts to improve the problem would make no difference, however the structural report was not provided. It is recommended that monitoring is continued.
- 6.1.3 The Clock Tower chamber with the four clock faces had horizontal cracking to the internal perimeter walls, caused by corrosion of embedded metal brackets secured to the walls. Further investigation is recommended plus intrusive testing to identify the impact of and necessary treatment to rectify and to repair the walls. This would involve removal of the masonry locally to the fixings and identification of metal section loss, testing and reporting by a specialist. The masonry would be need to made good afterwards.

#### Parapet Wall - Portico Return Wall East Elevation 6.2

- 6.2.1 The roof parapet wall above the return facing coursed stone, between the wrap around Doric pilasters, had two small external vertical cracks. These were related to the age of the building and superficial nonstructural cracks. A close-up inspection from scaffolding or mobile elevated platform is recommended to verify this and local repairs, as elsewhere provided around the entire parapet wall perimeter.
- 6.2.2 The vertical cracking to the high-level Auditorium (Hall 4) in the parapet render requires close-up inspection and further investigation. The possible cause is local movement related to the support of the parapet.

#### 6.3 **Theatre and Corridor Flat Roofs**

- 6.3.1 The Theatre asphalt flat roof surface was extremely cracked in many places due to general weathering. It is recommended that the roof finish is replaced.
- 6.3.2 The Corridor above the changing rooms with lower-level asphalt flat roof finish had weathered surface damage throughout and had perished. The blocked single roof surface drainage outlet needs repairing. It is recommended that the roof finish is replaced.

# 6.4 Parapet Wall to Lower-Level Flat Roof

- There was vegetation growing from the external parapet wall in two locations, which was caused by 6.4.1 significant water ingress from the roof. It is recommended that the wall be locally dismantled to remove all plant growth and roots in the fabric and then rebuilt as existing.
- 6.4.2 It is recommended that all other areas of the building, especially the East and West Wing elevations, where vegetation growth exists, be removed and repaired as above.

#### 6.5 **Theatre Roof Safety Handrailing**

6.5.1 A single post had section loss to the lower standard above the asphalt near the Clock Tower. It is recommended that a local repair to the steel handrailing and generally a new protective coating system be applied to the existing handrailing in its entirety.

# 6.6 Parapet Walls Council Chamber Gallery

6.6.1 Internal inspection identified the two exposed external parapets located in the Council Chamber Gallery were supported by timber framing and were unsafe. It is strongly recommended that this old system of support be replaced with a more adequate support system. Further intrusive investigation to expose the wall bases within the roof void is required to establish a means of structural support and safe transfer of imposed loads.

# 6.7 Water Ingress

6.7.1 The building had generally experienced significant water ingress throughout caused by leaking roofs affecting principally the internal and external wall structures, which was saturated in several places. It is recommended that this be addressed and the walls given time to sufficiently dry out, removing any damaged lath and plaster as necessary and repaired.

# 6.8 Internal Wall Settlement East Wing Corner, Lind Street

6.8.1 The access stair wall on the second floor internally had pulled away from the ceiling/wall junction and there were signs of settlement. A similar pattern was identified in the adjacent toilet area where the walls have dropped, tiles have sheared and a clear gap between the roof slab and walls was visible. This appeared related to the vertical crack and movement to the return wall in St. James Street. It is recommended that a full CCTV drainage survey be undertaken to identify its condition and whether there was potential ground settlement. Once any movement is stabilised, crack repairs would involve stitching the wall together with Helifix steel bars and/or mesh reinforcement with partially rebuilding the wall. The external stonework would also require local repair.

# 6.9 Store Ground Floor Arch

6.9.1 The archway crack above the door on the ground floor was considered minor. The location was directly below the staircase on the first floor and Council Chamber Gallery external parapet wall. The likely cause was local stressing of the wall, which was of reduced thickness compared to the walls above. It is recommended that a local repair be undertaken to strengthen the wall.

# Parapet Walls, Cornicing and Entablature 6.10

6.10.1 The superficial horizontal and vertical crazed cracks to the parapet walls; delaminated entablature and cornicing and local section loss of the continuous ledge, were related to water ingress and are nonstructural defects. It is recommended that a local repair to all these areas around the entire building be undertaken.

# 6.11 **East Wing Front - Lintel Damage**

The existing cast-iron lintel above the Theatre fire exit door was exposed and showing signs of corrosion. 6.11.1 The underside of the cement encasement had four horizontal cracks over the window. The rusticated cement style wall was possibly overstressed and with corrosion, likely due to exposure of moisture within the element. There was a similar pattern along the length of the wall, but the cracks reduce from small to hairline cracks above the windows in the other cement rusticated bays. It was evident that these areas could also be overstressed. The adjacent War Memorial columns had vertical small compression cracks full height from ground to first floor. The cause maybe associated with the lateral movement and rotation of the staircase wall on the corner. Once the recommended cctv Drainage Survey is undertaken, a better understanding of the problem can be established and/or possibly further investigated.

#### 6.12 **Central Core & East Wing Archways**



return at the

6.12.1 The entrance portico cemented archways exhibited hairline vertical and horizontal cracks patterns. These were detected at the building rear to the East Wing and characteristic of the front of the building. It is considered that these could be as a consequence of the age of the building; but could also be due to potentially defective below ground drainage. Local remedial cement repairs to these areas are recommended using a resin mortar. Material core sampling and testing in discreet places to establish the make-up of the existing render is recommended. This will inform and identify the most suitable repair required.

# 6.13 Portico Columns

- 6.13.1 The fourth Doric column located at ground floor below the entablature had a chipped circular capital inside the enclosure. This was caused by exposure to the weather and possible expansion of concealed metal in the column and had fallen away. It is considered that this a non-structural defect and recommend a local cement remedial repair to match existing.
- 6.13.2 The second lonic column located on first floor above the entablature had an eroded section of the base and vertical brown staining on its face. It is considered that this had been caused by exposure to the weather and expansion of the concealed metal in the column. It is considered that these are nonstructural defects and recommend a local remedial repair to match existing.

# 6.14 Coursed Stonework Elevations

- 6.14.1 It appeared that the coursed stonework had been repaired relatively recently, mainly at the front of Lind Street, side of St. James Street and rear Market Street elevations. At the front elevation West Wing there were small areas which had used hard cement and were showing several small vertical cracks in the pointing. This was most likely the result of an inappropriate hard mix, rather than a flexible lime mortar for the repairs to accommodate the natural building movements.
- 6.14.2 The West Wing coursed stonework at the rear of the building was severely damaged with spalling, blown stonework, frost damage and loss of pointing. This was most likely caused by water ingress, vegetation growth, roof drainage failure and broken rainwater pipes. It is recommended that all damaged stonework be replaced with new, to match existing and repointed with a lime mix mortar. The extent of this should be determined by a conservation specialist.
- 6.14.3 There was an external large vertical crack, almost the full height of the building, on the corner of St. James Street with Lind Street. The corner rusticated cement archway and column in Lind Street had small vertical cracks. This was considered consistent with the movement identified internally behind the staircase on this corner of the building. It is considered that this could be caused by settlement of the building. This could be ascertained as previously noted by a cctv survey.

# 6.15 External Fire Escape Staircases

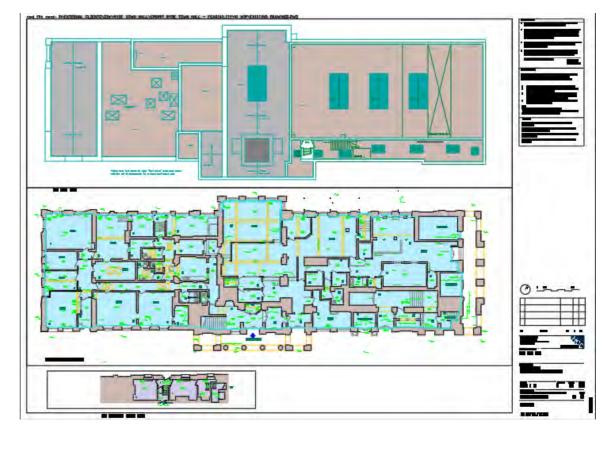
6.15.1 The fire escape staircases at the rear of the building were unsafe. It is strongly recommended that for health & safety reasons that these are dismantled and replaced by a new staircase or other means of access to the building. In the interim they should not be used unless they can be made temporarily safe.

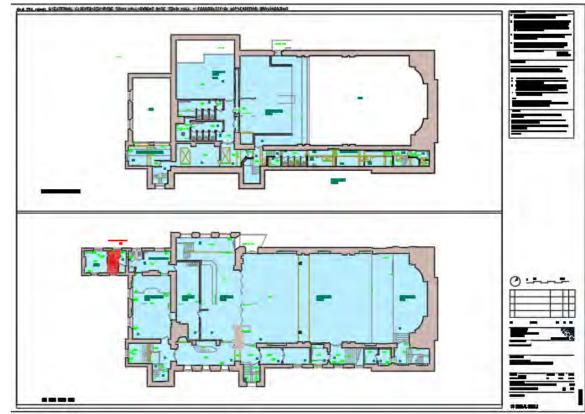


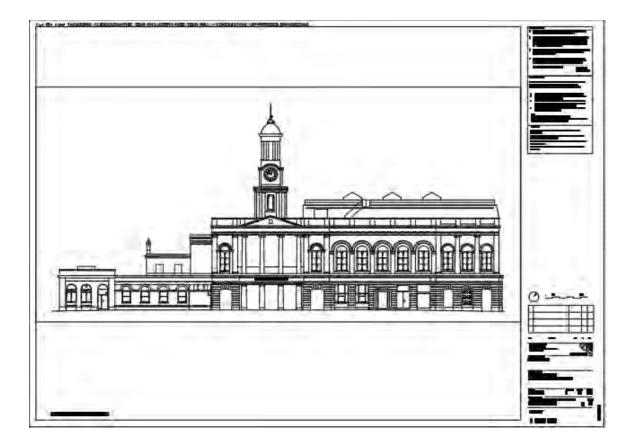
# Appendix A

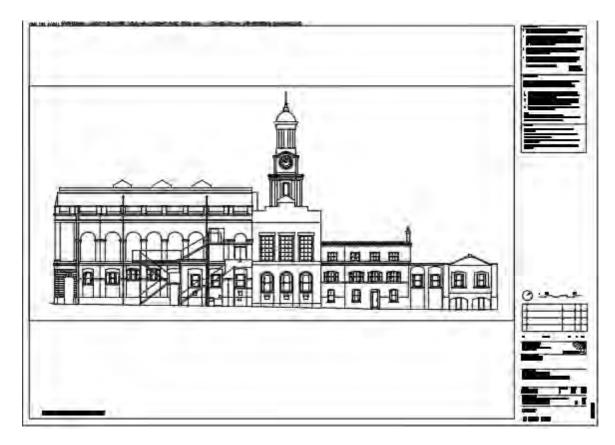
Location and Floor Plans

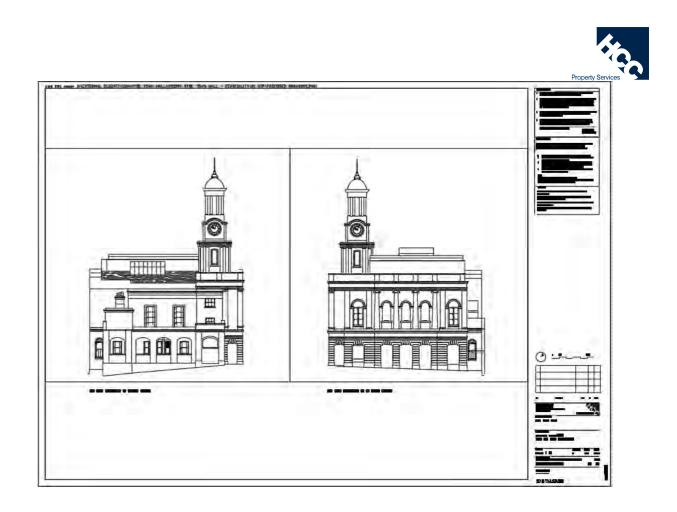












# Appendix B: Photographs





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Ρ3

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Ρ4







Ρ7









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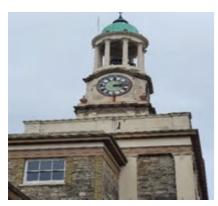


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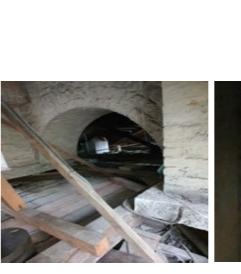
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Appendix C

# Further investigation estimated costs

- and reporting is £2,000 excluding VAT.
- region of £10,000 excluding VAT.

The above costs are approximate and for guidance only. Firm quotations should be obtained.

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1) Clock Tower investigation of internal chamber wall cracking by specialist. The estimated cost for this work 2) Material core sampling and testing of existing render. The estimated cost for these repairs would be in the 3) CCTV drainage survey for the building. The estimated cost of this survey would be £12,000 excluding VAT.

Appendix C – Fire Strategy Plans

Ryde Town Hall: Stage 3 Feasibility Study and Business Case 53



