DECISION

RIBBLE VALLEY BOROUGH COUNCIL
REPORT TO COMMUNITY SERVICES COMMITTEE

Agenda Item No. 5

meeting date: TUESDAY, 10 JANUARY 2017
title: PLATFORM GALLERY URGENT WORKS
submitted by: JOHN HEAP – DIRECTOR OF COMMUNITY SERVICES
principal author: ADRIAN HARPER – HEAD OF ENGINEERING SERVICES

1 PURPOSE

1.1 To inform members of the works that have been undertaken and the operspend as a result.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives – To sustain a strong and prosperous Ribble Valley.
- Corporate Priorities – To ensure best use of council resources in the provision of parking.

2 BACKGROUND

The roof of the Platform Gallery comprises a traditional timber construction with a natural slate finish. The roof purlins project past the wall line and provide support for the roof verges. It has been identified in the past that a number of the purlin ends are rotten and require repairing before the main roof structure is affected. After a condition survey earlier this year it had become apparent that if works were not under taken before the winter period the structural integrity of the roof would have been compromised. Of course this may have led to the closure of the building.

Some of the pictures below show examples of the damaged purlins not supporting the verges causing the ends of the roof to bow.

An example of the severity of the rot can be seen (fig E+F) the spire on the front elevation was leaning and could have fallen at any time.

The windows and doors were also suffering from water damage; this mainly from capillary action as the water is soaked up by the wood. The sills and the lower side casing members were in poor condition due to years of exposure to the elements. This has caused some of the glass to drop in the frames and movement in the fabric of the bay windows. Some of the bay windows were being held in purely by the leadwork to the window. This was both a health and safety risk and a security risk and needed to be addressed before the winter.

Please see Appendix 1 for condition survey photographs.

3 ISSUES

3.1 Whilst an application had been made for a Capital Scheme it was decided that the works needed to be done as a matter of urgency.

3.2 A decision was made to remove all rotten timber from end of roof purlins. Splice repair purlin ends and cut new timber to replicate existing profile. Where possible rotten timber was removed back to good timber and injected with epoxy resin compound shaped to existing profile. The timber fascias were sanded and prepared together with purlins and rafter ends and an exterior undercoat and gloss finish was applied.

4 **Conclusion**:

The works were completed in house at an overall cost of £12011.66. Statutory testing at the gallery had already been carried out at a cost of £2856.12.

The budget for the Platform Gallery was £3950 so there has been an overspend of the budget by £10917.78

4. **RISK ASSESSMENTS**

The approval of this report may have the following implications:

Resources – Urgent repairs have resulted in an overspend to the budget of £10917.78. However, the bid for Capital Scheme Approval can now be withdrawn.

Technical, Environmental and Legal – The lifespan of the building has now been extended by approx. 40 years

Political – None

Reputation – The action taken may well have stopped the closure of the Platform Gallery

5 **RECOMMENDED THAT COMMITTEE**

5.1 Approve the action taken to carry out urgent repairs and

5.2 Approve the inclusion of the increased expenditure as part of the Revised Estimates for committee.

ADRIAN HARPER
HEAD OF ENGINEERING SERVICES

JOHN HEAP
DIRECTOR OF COMMUNITY SERVICES

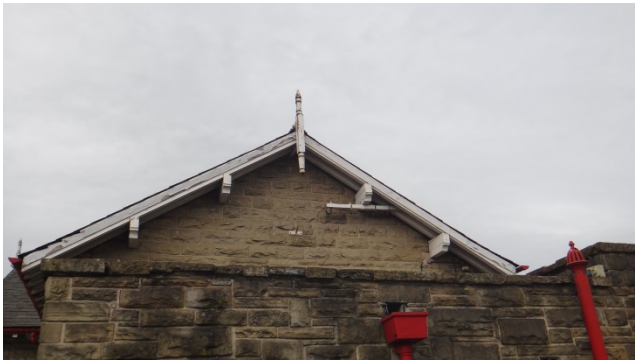
For further information please ask for Adrian Harper on 01200 414523.

Appendix 1.

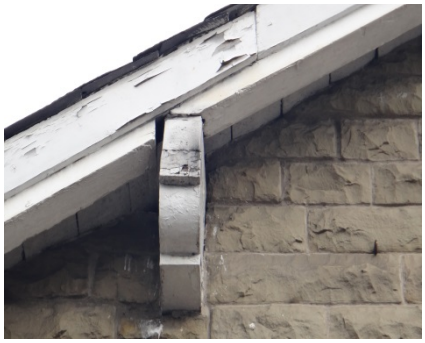
Condition Survey Photos

Roof Members

(J)

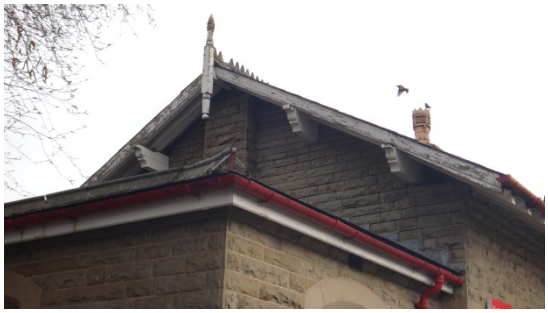


(B)

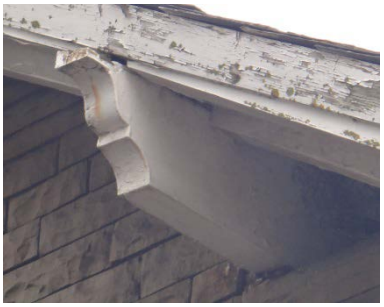


Purlins and spire North elevation, the paintwork to the barge boards is flaking and the exposed purlins are showing an extent of the decay. It can be seen from fig b that the purlin in this case isn't even supporting the roof structure

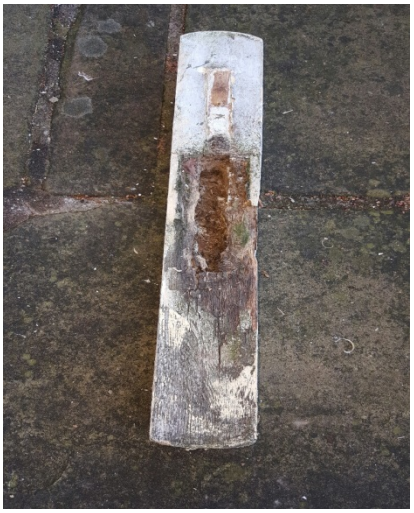
(C)

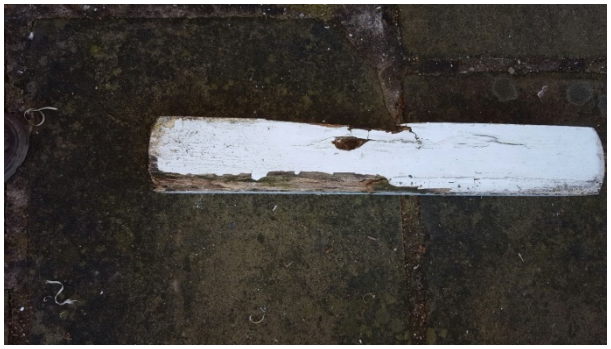


(D)



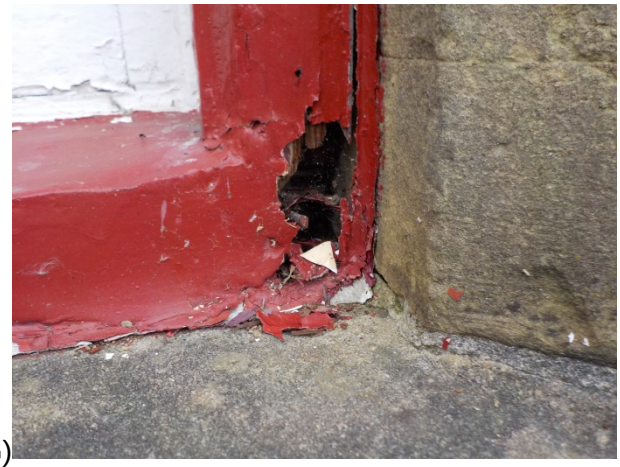
Purlins and spire South elevation, the barge boards are showing signs of decay and the purlins are showing severe water damage to the tops. Again fig D shows gasps between the verge and the purlin

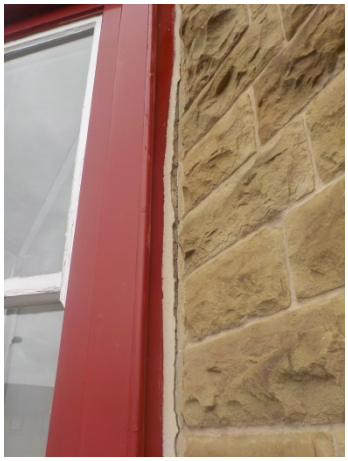
(E) 

(F) 

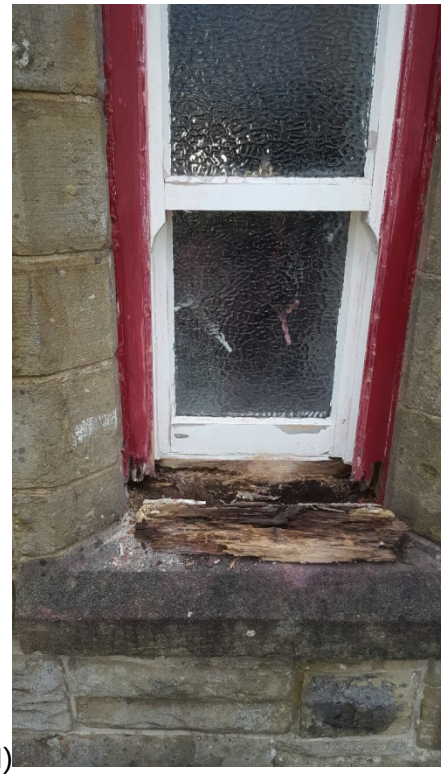
The spire on east elevation is showing signs of significant rot. These members were so damaged that they were almost beyond repair. If they had been left then they could have fallen off, this was a significant health and safety risk. As you can see the spire was fixed by a Stub Tenon joint which was completely dilapidated

Windows

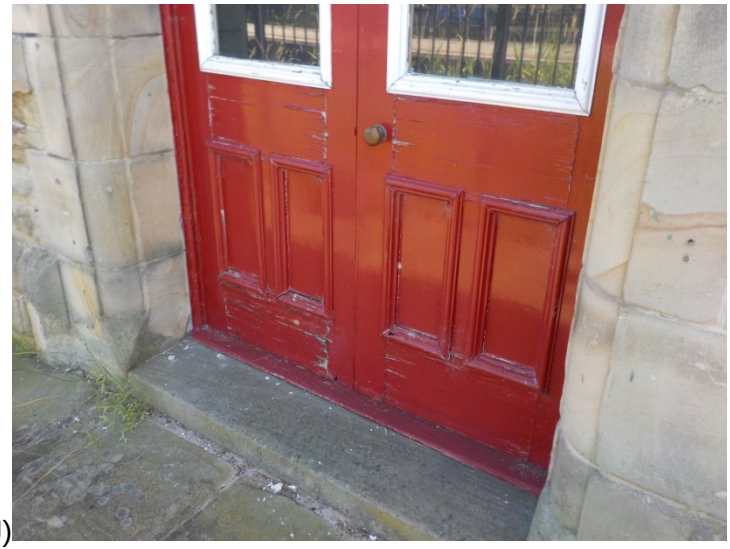
(G) 

(H) 

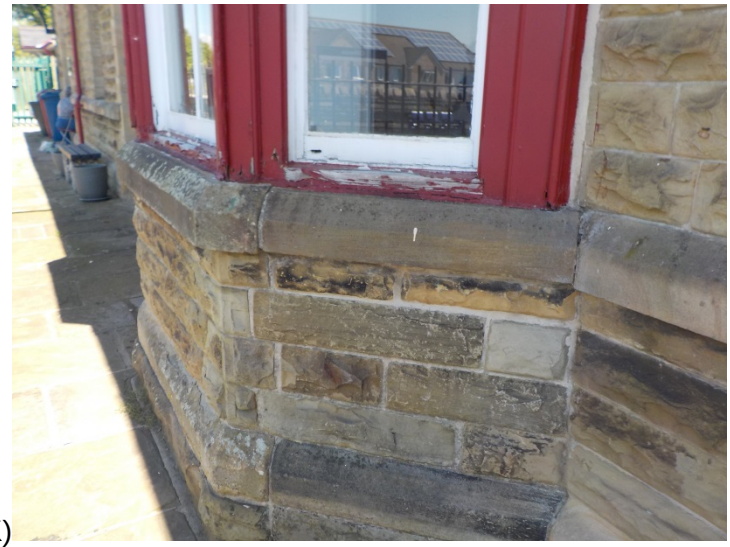
Such was the extent of the rot in the bay window it had caused the window to drop, the downforce due to lack of support had caused a gap in the window frame and the wall. It can see from fig H that mortar around the window opening has been under pressure from the movement associated with the damage and lead work above was the only thing securing the window to the building.

(I) 

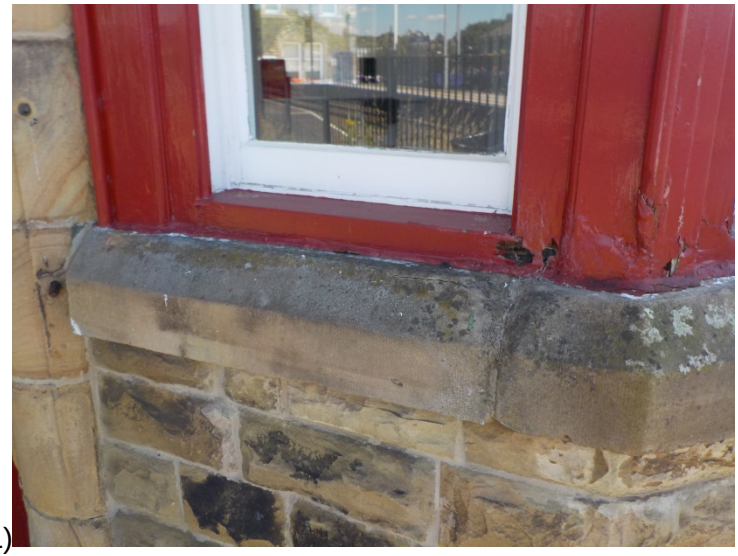
The sill has become so rotten that the remaining timber would have no loadbearing capabilities in relation to the window frame and would be a significant security issue.

(J) 

The sections of timber in the doors are so damaged that they would break up with very little force again this is a security issue.

(K) 

The sills and the lower side members were showing severe signs of decay.

(L) 

Severe signs of decay to the sill and side members, the timbers were evidently saturated and water staining was evident internally.