

Appendix 7 – Remodel Advice from Ashe Construction

In exploring the options to renovate the existing facilities at Burymead, Officers considered the possibility of undertaking works to remodel the existing primary building to open up the internal space.

The intention of this would have been to reduce the pressure on collection storage through introduction of a more efficient layout of the existing building. Officers engaged with the private sector and this option was discounted on account of the complexities and likely costs this would entail. Given the option did not appear to be a likely solution and further exploration would involve expenditure on consultants reports and surveys, the decision was made to discount this option from the overall options appraisal.

The advice obtained from Ashe Construction can be summarised as follows:

There are structural issues that would require further investigation, and the floor plan layouts would need a lot of work to make them compliant with regulations with regards to fire strategy, escape, etc. As the building will be used for storage, most of the internal partitions will need to be fire rated and it may be difficult to validate some of the existing walls. There is no lift and so one would need to be installed or a detailed management strategy be prepared to justify this and confirm this does not discriminate against disabled persons.

The roof deck appears to be formed from woodwool slabs which may limit the options of overlaying roof insulation to improve the U-values to threshold levels. It is likely there is no wall insulation and so some upgrading of the external fabric may be required to achieve Building Regs compliance. The ground floor slab is also unlikely to have any insulation. The main incoming services panel is within an open area rather than a dedicated room/cupboard and is unlikely to comply with the latest regulations. The services throughout would need to be renewed. The external render is in poor condition with a lot of vegetation growth along the side elevation.

Bearing in mind all the above, it seems as though there is a high level of risk in retaining the existing building which has a lot of issues yet to fully investigated. A renovation is unlikely to provide the desired result in terms of layout, thermal performance, fire performance, etc.