

CROYODN ROAD RECREATION GROUND THE McCALLUM & HOPE BANDSTAND c.1891? PROPOSED RESTORATION WORKS

FINDINGS OF INITIAL INVESTIGATION

AND PRELIMINARY BUDGET INFORMATION

NOVEMBER 2013

Historic Evidence & Details

M^CCALLUM & HOPE,
Architectural
Iron Founders,

Makers of Rain-
water Goods.

Newest Designs
for Pipes and
Pipe Holders in
Lead and Cast
Iron.

Ruchill Iron Works,
Maryhill,
Glasgow.

Railings and
Gates, Fences
and Grills in
Wrought and
Cast Iron.

Lift Enclosures,
Pavilions,
Bandstands, and
Verandahs.



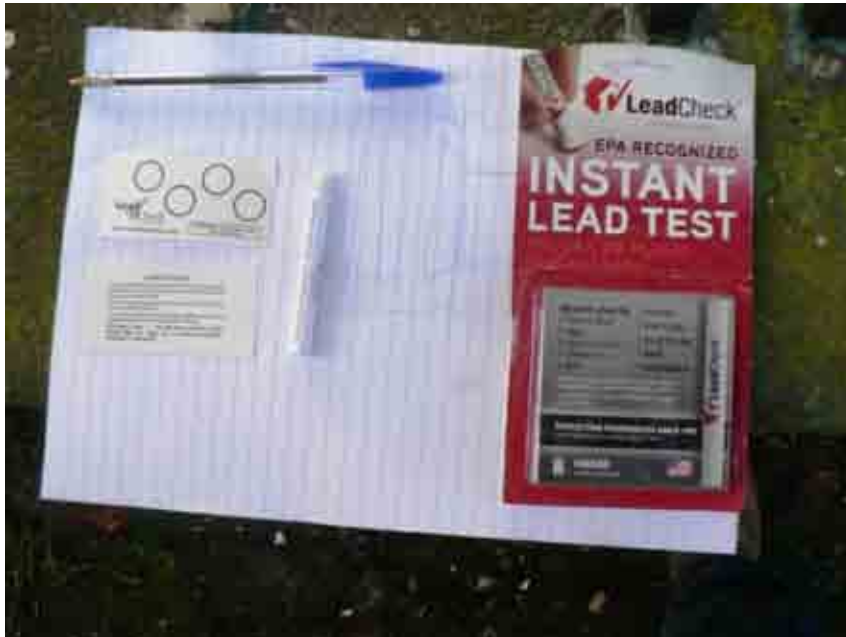
Warehouse and Offices: 32 CADOGAN STREET.

Possible 1891 – 1909 dates given. Antefix detail
in evidence in original design.



2013. Partially restored in in-appropriate materials.
Antefix detail lost. Secondary guttering applied

Lead present within base coats



Paint and surface was tested in three areas and tests proved positive for lead in all cases.



Lead presence will require additional risk assessment and health and safety protocols to contain, capture and dispose of harmful material on removal, at a significant cost.

Extent of Paint Layers



Handrail paint layers in close up. Evidence of early Green layers under cream and white coats.



Composite capital paint layers in close up. Evidence of early dark Green layers under cream and white coats. Lead paint (Cream) below Acrylic (White)

Secondary gutters



Inappropriate fixing detail through body of cast down pipe. Difficult to achieve and source of moisture ingress and potential freeze thaw action and mechanical damage to the downpipe.

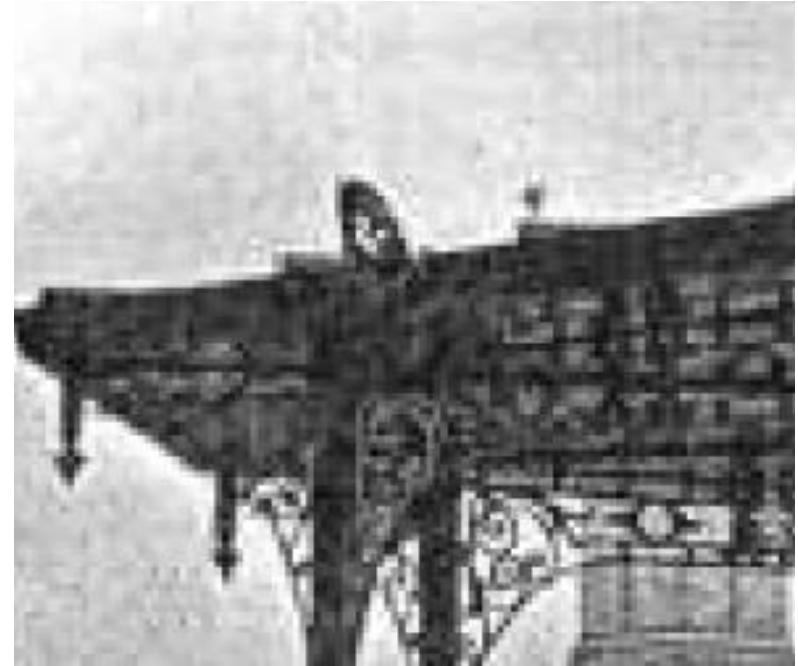


Inappropriate fixing detail through body of cast down pipe. Connection to handrail under threat. Should be removed and made good.

Gutter detailing



Gutter line altered in the past. Early evidence suggests ogee shaped gutter with higher sides and Antefix Palmette detail to centres. Mounting position for gutters altered, timber removed at an earlier date.



Lead rolls present above gutter line. Antefix detail to centre cresting. No external downpipes.

Gutter detailing

Lead and Cast
Iron.



Pavilions,
Bandstands, and
Verandahs.

Questions:

Was water thrown clear of gutter line?

Was internal downpipe employed through cast section?

Are cast sections viable to carry rainwater?

Further design needed.



Guttering detail ultimately unknown due to lack of remaining original timber work. Roof iron frame work visible to corner section.

Access and Investigations



MEWP employed to reach the soffit, roof and corona for detailed inspection



Low quality roofing felt laid directly onto timber boarding. Timber work damage not excessive where exposed.

Access and Investigations



Remaining lead around seat to corona is original and has not been replaced. Evidence of Green paint coverings to seat but not main roof. Remnants of lead roll seen to the left.



Corona evidence of light Green coating, then earlier light blue then earliest coat bright Green (seen in the centre of the image)

Timber Conditions



Soffit tongue and groove boards overall in good condition. Some replacement required. Many boards appear original



Major timbers above in good condition where exposed during investigation.

Timber: Soffit Paint Schemes



Soffit tongue and groove boards to soffit showing extensive paint layers over many years of application



All paint layers visible under inspection exhibit light cream – dark cream colour. Lead paint expected but recovering possible with wet rubbing down

Timber condition Internal



Roof boarding beneath felt has been replaced in recent years (within 20-30yrs), Self tapping non ferrous screws used to fix boarding to iron frame



Area below Corona shows minor moisture ingress and retention but should stabilise following exposure and drying out. Majority of boarding can be used again. Some replacement will be required

Internal Iron Framework



Iron frame work requires light abrasive clean and painting for protection in the long term.



Iron support frame to Corona terminal showing evidence of corrosion to connecting rod and cross piece. Possible replacement to rod required.

External Iron work



Hand rails have been cut and welded previously to all sides. Evidence of settlement historically. Some areas of previous poor repair will require cutting and re-welding



Build up of paint layers resulting in a loss of detail overall. Lowest paint layers are in evidence in a dark Green.

External Ironwork Corona



Extent of detailing lost through paint layers. No major corrosion to base.



Floral volute detail of fronds of Corona previously lost under paint layering. Several pieces will require replacement and welding.

External Ironwork Corona



Lead protection poor. Perforated covering will allow direct penetration from rainwater onto iron work and timbers



Water ingress point at fixing point of terminal. Corrosion developing at and beneath the terminal housing. New detail required.

External Ironwork Corona



Terminal and Corona frame heavy corrosion. Area will need major work to support frame. New iron work back stays required. Corrosion at bracket and pin positions



Leaf petal rib detail exposed exemplifying extent of original detail. Currently obscured by paint covering. Highly detailed ornate work.

Brickwork to Plinth



Medium soft red bricks obscured by remnants of later cement render coatings and pointing lost. Brick to be given water and aggregate abrasive clean to remove render (Vortech/Joss)



Brick indents will be required in medium soft imperial reds set in feebly hydraulic lime mortar. Note slate DPC.

Steps and landing area



Granolithic concrete steps and landing will require deep steam cleaning and repair. Heavy duty anti slip paint can be employed as an option following mortar repairs to cracks.



Missing gate should be included within overall budget for restoration. Detail of gate will effect overall final cost.

Cast Iron columns



Evidence of ribbed detailing obscured. Delicacy of detail overall to bandstand aesthetically poor and illegible. Full return to detail is recommended.



Column base and column both exhibiting green paint at the base layers

Condition Summary – Scope of Work

- The Iron work overall is in good condition but intervention is necessary because of the long term action of corrosion due to moisture being held at and within the surface of the iron.
- The Corona will require major intervention and repair with new sections to match
- The remaining lead paint, oil based layers and later acrylic coverings are incompatible, some but not all lead paint has been removed yet enough remains in situ to cause a health hazard
- Rust is present to all surfaces, layers of paint surfaces have not protected the iron work due to incompatibility, poor surface preparation and lack of maintenance.
- A 20 year paint guarantee 3 part coating system is recommended (see attached supporting report from Mather & Smith with initial specification).
- To achieve the guarantee and to highlight the covered detailing a shot-blasting treatment is recommended back to bare metal to remove all rust from crevices, prior to re-decoration
- From a conservation standpoint the recording and analysis of the paint systems is important as part of the history of the bandstand. To identify the original colour scheme from research, input from residents and friends and analysis would be highly recommended as part of good practise under existing conservation standards. New paint schemes may require some agreement from a planning perspective.

Condition Summary – Scope of Work

- Re-establishing the original guttering system and designing out the direction and control of water is also key to the protection of the fabric. If the route of water was down through the vertical cast iron posts this can be re-established with suitable protection and maintenance.(lining of downpipes). Final design to be confirmed.
- Repair of the detailed iron work will do much to re-establish the bandstand in its original setting. A new gate should be considered. Enough information overall remains to replicate all details in cast iron where lost. Methods include: Braze welding, pinning, stitch and plate repairs, forge welding and epoxy repairs. All new work will require new templates and patterns in most cases.
- All original features can be restored and detailed to match the original intention, however the final detail of the gutter system and antefix palmettes (or similar) will need further design development if this forms part of the final restoration.
- All new work will be manufactured in materials selected for compatibility with the original including fixings, bolts and pins.
- A full site set up will be required due to the extent of necessary intervention and this will form a scope of work under Construction Design Management regulations. An F10 form will require to be issued to the Health and Safety Executive and a CDM co-ordinator appointed.

Condition Summary – Financial & Budget

- A full specification and method statement will be drawn up with all working requirements and principles of conservation as part of the development of the final scope of work
- The budget which follows is indicative but should capture the whole works to be considered
- The final design specification can alter the overall budget and final scope should be discussed
- The main elements of work will require action....
- ...with options for:
 - New gates
 - Paint coverings to landing and steps
 - New decorative gutter antefix sections (cresting at centres)
 - Additional hidden gutter detailing where possible
 - Options for replacement sections in Steel/Mild steel or Aluminium (can have paint adherence issues) may also be considered
- **Overall the findings are very positive with much available information. The indicative budget is nearer the true figure for the extent of works required and this should be considered, however further work from all sides is yet to be done to bring the scope, specification and ultimate cost to a final figure.**

Draft Budget Information

CROYDON ROAD RECREATION GROUND - DRAFT BUDGET SCHEDULE OF REPAIR

JOB No: 67250 PROGRAMME BASED ON 6-8 WORKING WEEKS ON SITE WITH SETUP & DISMANTLE IN ADDITION



ITEM	DESCRIPTION OF WORK AREA	NO	UNIT	VALUE
STAGE 1 - DISMANTLE CLEAN AND PAINT				
1	TESTING/ FURTHER EXPLORATORY / PAINT ANALYSIS	tba	tba	£3,000.00
2	MANAGEMENT CHARGE - Prelims	tba	tba	£11,500.00
3	SCAFFOLDING including internal tower access	tba	tba	£7,500.00
4	ENCAPSULATE BANDSTAND - Seal shrink wrap	tba	tba	inc.
5	CONTAINER / OFFICE - accomodation	tba	tba	£1,400.00
6	SITE WELFARE Toilet & Washing - First Aid Point	tba	tba	£1,000.00
7	SITE HOARDING TO BE ERECTED - harris fencing	tba	tba	£400.00
8	REMOVE TERMINAL AND CORONA FROM ROOF -	tba	tba	£600.00
9	OVERHAUL - Metalworks as per Mather & Smith report provided	tba	tba	£10,000.00
10	REMOVE ALL ROOF COVER & RWP AND DISPOSE OF	tba	tba	£1,000.00
11	RECORD AND REMOVE TIMBERS TO SOFFIT AND ROOF COVERINGS AND SET ASIDE	tba	tba	£1,000.00
12	HEALTH AND SAFETY EQUIPMENT WORKING WITHIN LEAD REGULATIONS	tba	tba	£3,000.00
13	SHOTBLAST ALL STEELWORKS	tba	tba	£4,500.00
14	REMOVAL OF WASTE AND DISPOSE OFF AS PER REGULATIONS	tba	tba	£1,500.00
15	PAINT ALL EXPOSED METALWORKS	tba	tba	£3,500.00



Stonewest

Draft Budget Information

ITEM	DESCRIPTION OF WORK AREA	NO	UNIT	VALUE
STAGE 2 - REBUILDING AND REPAINT				
16	REFIX ROOF BOARDING ALLOW MAXIMUM 20% NEW	tba	tba	£1,400.00
17	RE-FIX T & G TO SOFFIT- ALLOW MAXIMUM 20% NEW	tba	tba	£2,500.00
18	DESIGN INSTALL ZINC OR LEAD ROOF C/W TIMBER ADDITIONAL WORK	tba	tba	£6,000.00
19	INSTALL TERMINAL AND CORONA	tba	tba	£600.00
20	INSTALL NEW GUTTERING OGEE IN CAST IRON	tba	tba	£6,000.00
21	DESIGN AND INSTALL DECORATIVE ANTEFIX SECTIONS TO CENTRES	tba	tba	£7,000.00
22	ALLOWANCE FOR CONNECTIONS TO INTERNAL DOWNPIPE IF USED	tba	tba	£2,500.00
23	ALLOWANCE FOR NEW GATE IN DESIGN TO MATCH EXISTING	tba	tba	£3,000.00
24	BANDSTAND FLOOR STEAM CLEAN	tba	tba	£300.00
25	ALLOWANCE FOR FLOORING REPAIRS TO CONCRETE	tba	tba	£400.00
26	PAINT FLOOR OR TREAT WITH AN ANTI-SLIP FORM	tba	tba	£700.00
27	JOS / VORTECH CLEAN BRICKWORK REMOVE RENDER RESIDUE	tba	tba	£300.00
28	REPAIRS TO BRICKWORK TO PLINTH	tba	tba	£4,000.00
29	FINAL COAT OF PAINT APPLIED TO IRON WORKS IN 3-4 COLOURS TBA	tba	tba	£6,000.00
30	RUB DOWN AND RE- PAINT SOFFIT T&G	tba	tba	£500.00
31	REMOVE ENCAPSULATION	tba	tba	INC.
32	REMOVE SCAFFOLDING	tba	tba	INC.
33	REMOVE ALL CONTAINERS / SITE WELFARE	tba	tba	INC.
34	REMOVE ALL SITE BOUNDRY FENCING	tba	tba	INC.
35	MAKE GOOD AREAS OF WORKS / TIDY UP	tba	tba	£400.00
36	ERECT HERRIS FENCING IF REQUIRED TILL MAIN OPENING	tba	tba	INC.

SUB - TOTAL

£77,000.00

MAIN CONTRACTOR OVERHEADS BASED ON AVERAGE 17 %

£12,500.00

TOTAL PROJECTED MAXIMUM PRICE

£89,500.00