

Design Statement for the Walls around Dunford Parish Community Centre Building

Due to the position of the Community Centre the weather has taken its toll on the front of the building and the wooden sheet walls are ready for replacing. It was felt that to replace these sheets with a cavity brick/block wall would have two building enhancing effects :-

1 A brick front would be able to withstand the weather better, requiring less maintenance (e.g. painting) Colour of bricks to be red.

2 This cavity wall would give better insulation to the inner part of the building thus helping to reduce heating costs.

The rear and end of the building are protected from the prevailing winter winds, rain and snow that hit the front wall. That is why it is proposed to clad the existing wooden walls (these are in a good condition) with colour coated steel sheet. (Olive Green colour). This would have a similar effect on the building, reduced maintenance and help reduce internal heating costs.

Doing this work now it is felt that the life of the building would be greatly increased therefore benefitting the Dunford Parish Community for many generations to come

Refurbishment of Walls around Dunford Parish Community Centre Building

Comparison of walling costs

- 1 Red brick £65/70 per sqm
- 2 Stone £85/95 per sqm
- 3 Reconstituted stone £65/70 per sqm
- 4 Tiles brick or stone £40/55 per sqm plus bag of mortar £10 (cover approx. 1sqm)
plus block wall to tile to.

From the cost comparisons the red brick and the reconstituted stone (e.g. Marshalite blocks) are roughly the same price. As there are some existing out buildings and houses in the surrounding area that built in red brick we propose to build the front wall in a red brick. A sample would be provided for inspection before building commenced.

Other products were also looked at but it was felt that the traditional method of wall building would probably be the best method of construction. Due to the weather conditions that this wall has to withstand (one of the companies looked at said do not use high pressure washers or sand blasting) it was felt that a brick wall would be the best option, as no one involved with the community centre had had any experience with cladding the outer wall with tiles coupled with the fact that the centre is run by charity it was feared that fitting tiles posed a possible greater cost of maintenance than a traditional type wall.

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To try to prevent damage to the community centre during the renovation of the front wall it is proposed to cover this side by means of temporally extending the roof and attaching to a scaffold structure running parallel to the front of the building approximately 1800mm away from wall being refurbished. Along the scaffold front face will be placed a cover of either fine netting or polythene sheet, along with the roof extension this should break the wind and prevent any rain reaching the wall or foundation work. This will also allow work to continue during inclement weather conditions. Also protruding from the scaffold, poles to be laid in the roof troughs to help keep the roof sheets held down.

Internally the roof trusses will be supported and fixed by acro props both holding the roof in place and secured at the bottom to help hold the roof in position.

The open wall will be boarded to prevent unauthorised entry to the building, this will require replacing at the end of every working day until the wall is completed.

elaine.ward@bernsley.gov.uk

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Front Wall. Open Porch and Front of Stone Annex

Shield front of building against weather. Remove old wooden panel wall and windows (support/hold existing roof) Replace old wall and porch with a new cavity wall, block internal wall, 100mm cavity, containing 50mm insulation and brick external wall with Wavin logo built into wall (in annex part of building). The front wall will be red brick and have just two non opening windows spaced as shown on the layout. The wooden windows in the Annex will be replaced with UPVC units and the wood panels will be replaced with red brick.

Rear, End Wall and Upper Part of Stone Annex

The wooden exterior walls to be covered with profiled colour coated steel sheet cladding (Olive Green colour). The existing double doors in the rear entrance to be replaced with new UPVC double door unit, and the existing wooden windows next to this rear entrance to be replaced with new UPVC unit to match existing units. The wooden door and windows in the rear of the annex to be replaced with UPVC units.

Side of Stone Annex

The existing wooden frame windows to be replaced with new UPVC double glazed units to match the existing UPVC windows