

THE READING ROOM DARFIELD



A PROPOSAL FOR REPAIR AND ALTERATION

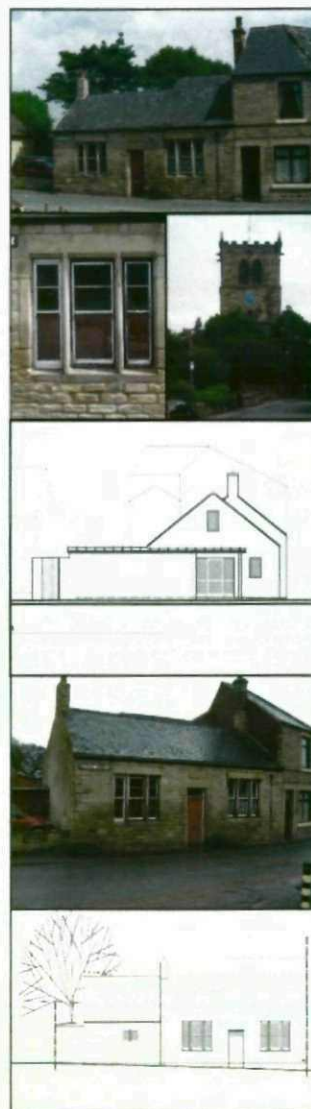
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THE READING ROOM DARFIELD

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Contents

The Darfield Area Amenity Society and Museum	3
The Reading Room and their history	4
The Existing Building and the Site	5
The Brief for Repair and Redevelopment	6
Report on the condition of the building	7
Design Consideration	9
Proposals for the Repair and Redevelopment	10
Outline Schedule of Works	12
Cost Report	15

THE READING ROOM AND THEIR HISTORY



The Reading Room from the North West

THE READING ROOM

The Reading Room is built in stone with a slate roof. It is located in the centre of the village conservation area at the junction of Church street, Vicar road and School street. It is not Listed but is an important part of the village fabric. Its conservation will do much to improve the cohesion and visual appearance of the village centre.

THE HISTORY OF THE READING ROOM

The Reading Room was erected in 1878 at the expense of the Rector, Rev. H B Cooke. It was intended as, '...a news and Reading Room for the moral and social benefit of the inhabitants of Darfield...'. Erection of this new room enabled the Rector to demolish a redundant building in the Churchyard that had been used as the township school for a good number of years.

Canon Sorby closed the Reading Room in 1900 as, 'the furniture was destroyed by mischievous boys when left without supervision'. It was then used as a Parish room for Church activities and also for meetings of the township officials, the Yorkshire Penny Bank etc.

In 1957, the church took over the nearby Empire Cinema which had just closed, to convert that building into the Church hall. The Reading Room was then redundant to church purposes and were let to a local builder for his offices and store.

THE FUTURE OF THE READING ROOM

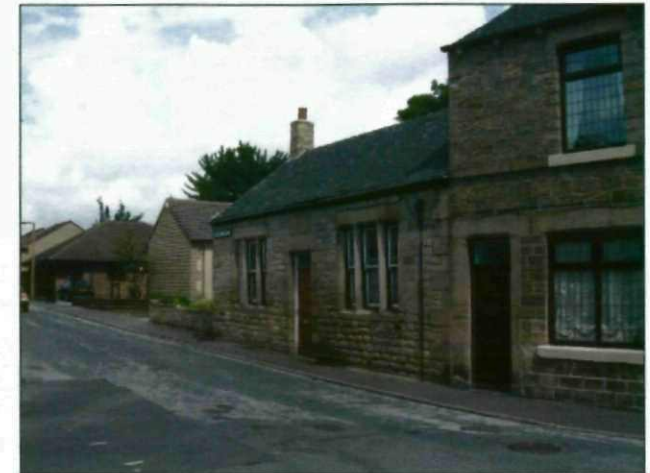
By 2002 when The Darfield Area Amenity Society took over the Reading Room, it had been vacated and was derelict. The roof was full of holes, the floor and walls saturated with dampness and the internal finishes dilapidated.

When restored and enlarged, the Reading Room will be a room with up-to-date facilities that will serve the community of the area as a meeting place for groups, for talks and for education in the widest sense.

It is intended that the entrance will be into a large foyer,



The commemorative plaque over the West doorway



The Reading Room from the South West

from which there will be access to toilets, a small outside patio and a refreshment preparation area. Entry will also be gained to the Reading Room itself which will seat about forty people conference style. The room will be well equipped with projector, screen etc., a store for tables and chairs and adjustable levels of lighting. It will be fully accessible for all those with additional needs.

Users will be groups meeting for social activities, groups pursuing educational ends, agencies hosting meetings aimed at overcoming the deprivation in the area and groups and schools visiting the adjacent museum when they need to work on documents or artefacts or watch a DVD of the history of the area. The standard of restoration both inside and out will be as high as possible so that the building is a beacon of good practice, standing as it does as a key property in the centre of the conservation area. It is thus intended that the Reading Room will be returned to the purpose for which it was built - education in the very widest sense.

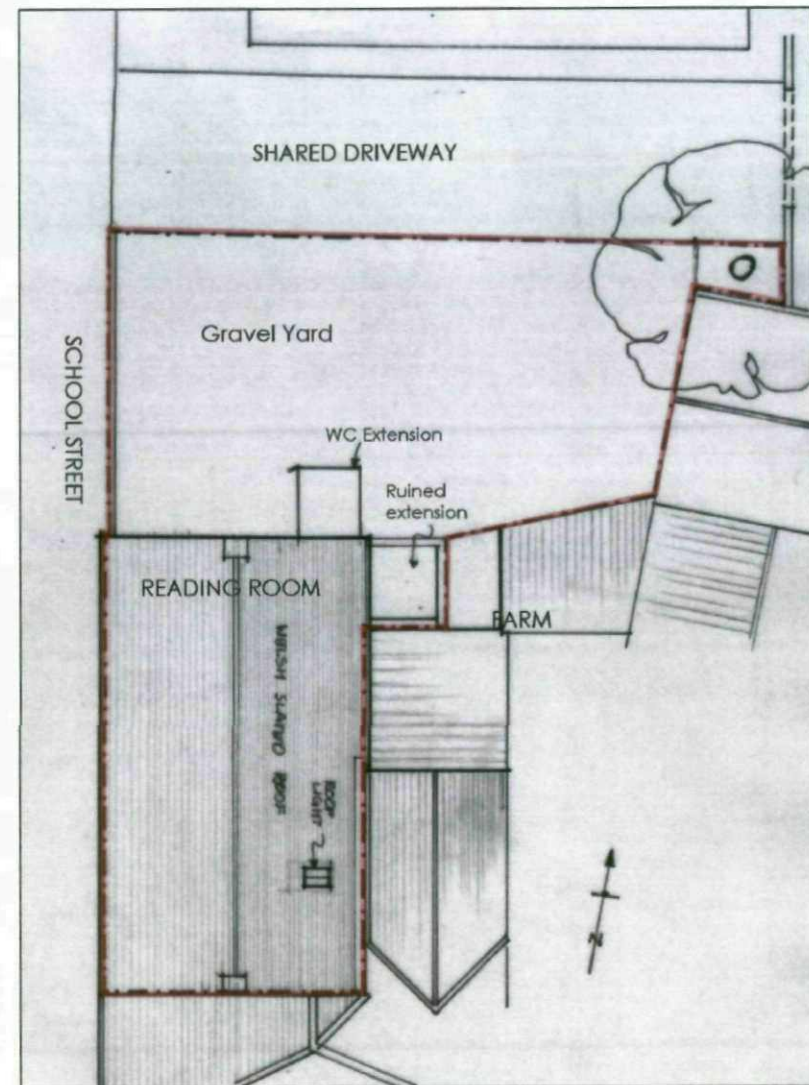
THE EXISTING SITE AND BUILDING



The Reading Room from the North West



The Reading Room from the North West



THE BRIEF FOR REPAIR AND REDEVELOPMENT

THE PURPOSE OF THE PROJECT

The purpose of the project is to repair and extend the existing Reading Room. These alterations are to:

- Provide a community space for local organisations to utilise.
- Provide a large space suitable for meetings and lectures.
- Provide facilities for local learning and training courses.
- Provide a resource for the Maurice Dobson Heritage Centre opposite.

ACCOMMODATION

The converted building is to provide the following accommodation:

- A multipurpose space suitable for lectures meetings and the viewing of interpretation videos.
- A store for chairs and tables.
- Two WCs, one with disabled access and baby changing facilities.
- A refreshment area.
- Cloakroom area.

DESIGN AND MATERIALS

- The repairs are to respect the existing building fabric, where possible retaining the existing fabric and undertaking repairs using traditional techniques and materials.
- The extension is to be a new design that respects the existing building and the urban fabric of the town centre.

GENERAL CONSTRAINTS

- The alterations will be subject to the approval of the Local Planning Authority and any funding body.
- The design must conform to up to date building regulations.

ACCESS

- Disabled access is to be provided to the foyer, meeting room, WCs and refreshment area.



The Reading Room and grounds from the West

- The adjacent shared driveway is to be kept clear.
- Access to the building should be from the North side and not the street front as the pavement is narrow.

SECURITY

- The building is to be provided with electronic security.
- The building is to have good physical security.
- The extension should minimise the number of hidden areas.
- External CCTV cameras are to be provided.

FIRE PROTECTION

- The building is to be provided with a fire detection and alarm system.

HEATING

- The installation should maintain the building at a steady temperature.
- Heating is to be controlled in zones.
- Heating controls should not be accessible to the public.

LIGHTING

- External security lighting will be required.
- Lighting is to be provided for each of the functions of the space; display, lecture, craft workshops etc.

A control system that allows each setting to be controlled is to be employed.

- Low energy lighting is to be used wherever possible;
- Bulbs to be easily accessible.

I.T AND PRESENTATION

- Provide facilities for both digital and conventional projection including all cable links.
- Sound reinforcement and speakers required for audio and audio visual presentation.
- An induction loop to be provided for those with hearing difficulties.

FIXTURES AND FITTINGS

- Display cases are required in the main space and the foyer for changing exhibitions.

INTERNAL FINISHES

- The Reading Room is to be decorated with the original Victorian colour scheme.
- The fireplace and dado rail are to be repaired and reinstated.
- The floors are to be covered in an easily maintained low noise material.

EXTERNAL FINISHES

- Doors and windows are to be decorated to match those of the museum.
- Render is to be painted the same off white as the Museum.
- Hard landscaping to be used, no binding gravel.
- External areas to have some planting with minimal maintenance.
- Existing tree to be removed.

REPORT ON THE CONDITION OF THE BUILDING

This report is based on the findings of a detailed survey of the building undertaken in July 2004

ROOF



The East roof slope

The roof is of blue Slate, laid on lath. This roof covering is supported by a softwood timber structure of rafters on purlins. The purlins are built into the gable walls at either end and centrally by a cross wall built of a timber beam at high level. There were

originally two roof lights, one still remains, the position of the other can be seen internally.

The roof slates are starting to laminate and are suffering from nail fatigue, there are many slipped and broken slates and there are a number of holes in the roof. The roof structure is holding up well, considering the amount of water that must be getting into the building, but there are some rotting timbers. The timber roof members are undersized by today's standards.

The roof will need to be stripped of tiles. The existing structure will require repair and upgrading to present standards. The roof should then be re-clad in new Blue Welsh slate, it is hoped that the original blue clay ridge tiles can be reused. New metal framed double glazed roof lights should be reinstated in the positions of the originals.



East Ceiling Interior

CHIMNEYS



Southern Chimney

The chimneys are constructed of a yellow brick with yellow pots. The Northern stack was extended in red brick when the adjacent property was built.

The Northern stack is not stable and has open joints, it is probably causing damp patches in the adjacent property and should be removed. The Southern stack is also in a poor condition but it is a feature of the gable and should be rebuilt.

RAINWATER GOODS AND DRAINAGE

To the East of the building there is a lead valley gutter, its condition could not be seen. This discharges into a broken plastic gutter, the fall pipe has long since gone and water washes down the face of the wall. To the East water discharges into a plastic gutter which is broken, the fall pipe is also missing from this elevation. There is no evidence of any surface water drains.

The lead should be stripped from the valley gutter and re-laid in new lead on new formwork. New cast iron gutters and fall pipes are required throughout. A network of surface water drains will need to be dug and connected to the mains drainage system



The East gutter

WALLS



The external walls of the Reading Room are constructed of a soft dressed sandstone, rendered on the South side. The West and North elevations form party walls with adjacent properties. The later toilet extension is of solid smooth red brickwork with a concrete roof.

The stonework of the East elevation is soft and much of the facing stone has eroded particularly at low level where it has been splashed with saline water from the road. Most of the joints are open and require repointing. The South wall has been rendered, but the stone under the rendering is starting to decay. On the exposed areas of the West wall there is considerable erosion of the rubble facing and patching with breeze blocks and brick is visible below.

All the stonework to the East elevation requires repointing in a lime based mortar, approximately 12 of the ashlar stones should be replaced with new stone. Masonry repairs are required on the dressed stone around the windows. The South elevation should be



Eroded Window Mullion

stripped of its plaster and stonework repaired in readiness for the new extension to be constructed at this end of the building. An allowance should be made for rebuilding the corework of all walls. (The museum is built of the same stone as the Reading Room, during the refurbishment of the museum the core of the walls was found to be in a very poor condition resulting in a considerable amount of extra work and cost. A similar degree of repair is expected at the Reading Room.) The toilet extension is to be demolished.

WINDOWS AND DOORS



The North West Window

The windows on the South elevation are the original Victorian sash windows. Some of the original glass remains in place. The sills are rotten and all will require some degree of repair before they can be re-weighted and re-hung.

There is a single door on the street face, this is a cheap modern door, fitted within the original frame. A new Victorian style four panelled door and frame with an etched glass fanlight will be required.

INTERIOR

The Interior was originally a single celled space, opening directly onto the street. The interior is presently divided by a number of timber stud partitions. Some of the walls have been dry lined with hard-board, one end



The Interior Ceiling



Dampness on the East Wall

Dampness is due to splashing from the road, water from leaking gutters and rising damp; the floor level is below that of the road particularly at the South end.

The proposals are to strip out the Reading Room and return it to a single cell. The walls will need to be stripped of plaster and allowed to dry out before dry lining the walls to provide adequate insulation.

FLOOR

The floor is a timber suspended floor. Much of the structure in contact with the walls is damp and rotten. The proposals are to remove the wooden floor and form a new solid floor.



The Rotten Floor joists

FEATURES

The only remaining feature on the interior is the fireplace on the South wall with its cast iron surround and eroded

has a mezzanine floor and the other a suspended ceiling. There are remains of the original plaster ceiling at high level. This has been badly damaged by water ingress. The walls were originally plastered on the hard-board. In most areas the plaster has been damaged by water ingress at the East side this has been caused by saturation of the wall from the leaking valley gutter above, on the East side the damp-



The Fire place

ness is due to splashing from the road, water from leaking gutters and rising damp; the floor level is below that of the road particularly at the South end.

SERVICES

The Reading Room has an electrical supply which has recently been upgraded. There is running water from the mains fed through a lead supply pipe. The present WC is connected to the mains sewage to the South-East of the building.

The electrical supply will need to be moved when the extension is built and the mains water supply should be re-laid in polypropylene pipe.

EXTERIOR

The ground to the South and South West is laid in hardcore with a binding gravel surface, all in good order. There is a mature tree in the North West corner of the site that is well away from the development site but may be undermining the foundations of the adjacent property. The tree will require substantial thinning or complete removal to avoid damage to adjacent properties.

stone mantel. This is to be repaired cleaned and re-decorated as a non-functioning feature.

There is some evidence of the original decorative scheme buried under layers of paint, this requires some



The Dado Rail

DESIGN CONSIDERATIONS

ACCOMMODATION

The Existing Reading Room

- Presently divided into rooms, this area is to be cleared to form an open space as the original Reading Room.
- The existing WC is to be demolished.

The Extension

- The extension needs to accommodate toilets, a cloakroom area, a refreshment area and storage facilities for the regular users.
- Storage for tables and chairs to be provided directly off the Reading Room.
- Storage for bins and recycling to be provided in a rear yard.

ACCESS

Building Access

- The present access to the building is from School Street. The door opens onto the very narrow pavement. A new entrance must be created from the North side of the site.
- The new access has to be visible from the street and provide shelter at the point of entry.
- Access will be provided to a rear yard from the adjoining drive and directly from the extension.

Disabled Access

- The level of the internal floor is 300mm below the level of the present side yard. The level of the interior floor level can be raised to provide level access throughout the building.

WINDOWS AND DOORS

- The existing Reading Room windows are to be replaced with new double glazed sash windows for improved sound and heat conservation.
- The existing roof lights will be taken out to eliminate

difficult cleaning issues and glare during presentations.

- The foyer will have a large steel framed roof light and glazed doors.
- The Existing front door will be replaced with a double outward opening door, providing emergency escape only.

SERVICES

Heating

- Underfloor heating is to be provided throughout the ground floor level providing a relatively constant ambient temperature;
- The upper floor is to be heated by radiators;
- The heat is to be provided by a gas boiler (for which a new gas supply is required) via a wet pipe system;
- Temperature is to be controlled in three areas; the Reading Room, the foyer and the mezzanine archive room.

Lighting and Power

- The electrical intake is to be moved from its current position to a new position in the extension.
- In the Reading Room light will be required for the following activities:
 1. Display lighting provided by spot lights for wall mounted exhibitions in both the Reading Room and foyer;
 2. General high level task lighting for workshop activities;
 3. Low level lighting for visual presentations provided by a dimmer facility on the general lighting;
 4. Spot lighting for presentations and lectures.
- General lighting is to be provided through the rest of the building.
- Power points are to be provided in the Reading Room walls within ducts around the wall edge.
- A duct carrying computer cables will link to the projection point in the mezzanine area.

Sewage disposal

- It is envisaged that this will connect to the existing mains sewage system in School Street.

Water Supply

- The current supply is run in lead piping this is to be replaced with copper or UPVC

Ventilation

- Passive ventilation is to be provided to the WC,s and cloakroom area. All other areas are to be ventilated naturally.

THERMAL EFFICIENCY

- The refurbished Reading Room is to have an insulated solid floor.
- The walls and ceiling of the Reading Room are to be dry lined with timber framing filled with insulation.
- The extension is to be built to the most recent standards in thermal efficiency. Where possible using environmentally friendly insulation products.

FINISHES

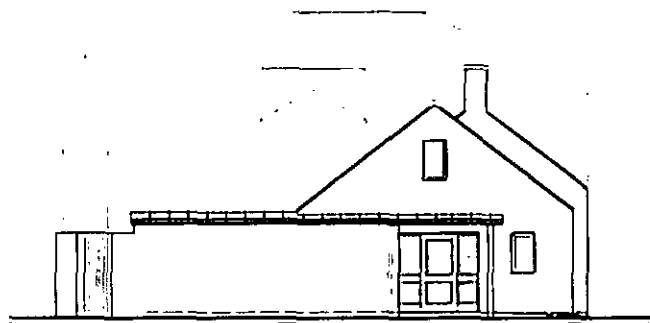
Internal

- Floors are to be carpeted or laid with Vinyl flooring.
- Walls and ceilings are to be plastered throughout.

External

- The West elevation stonework is to be repaired and repointed.
- All other elevations are to be rendered with a lime based render and painted with a keim mineral paint to match the Museum.
- The roof is to be a blue welsh slate.

DESIGN AND ACCESS STATEMENT



THE DESIGN

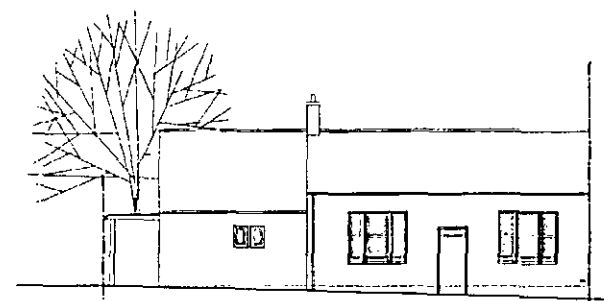
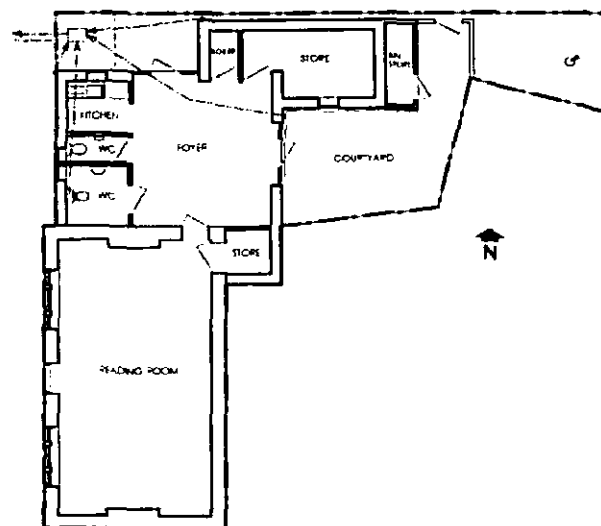
The intention of the design is to produce a simple modern design which uses good quality, traditional materials to enhance the Victorian Reading Room.

The existing Reading Room is to be repaired and restored using traditional materials and Methods and will form the main meeting space. Modern partitions will be removed from the interior to open up the space, the fireplace will be repaired and where possible the original joinery detailing and decorative finish will be replicated. The Windows are to be remade to match the existing sash windows, double glazed to improve sound and thermal insulation qualities. Stonework is to be repointed using lime mortars and the roof reslated using the salvaged and new Welsh slate.

In order to provide the best facilities to support the Reading Room, the land to the North of the existing building is to be utilised to the full. The ground floor is to be extended to provide a foyer, toilet facilities, a coffee point and storage. The new main entrance at the North side of the site is set back from the road to prevent congestion on the pavement.

The roof profile and the use of slate on the roof of the new entrance foyer, has been chosen to blend with that of the existing Reading Room. The eaves level of the extension has, however, been dropped to distinguish it from the very symmetrical face of the old Reading Room. The extension is to be rendered, this is to ensure that the extension does not detract from the Reading Room, the render will be a lime render and will match the rendering of the museum opposite. Windows on the street elevation have been paired and given cast stone lintels and sills to link them with the Reading Room but the wooden casements will be a simple modern design.

A single storey rear extension provides storage for the new uses. This encloses a small yard to the West which will be hard landscaped to form a secluded outdoor space with seating. The storage area has been given a flat roof with a stainless steel finish. This flat roof wraps around the foyer and forms a distinct and modern entrance canopy, this is also rendered and reflects the original rendered South elevation of the reading room.



ACCESS

The property is single storey and has been designed to provide level access from the street level; the floor level of the Reading Room is to be raised to accommodate this.

Although there is no parking at The Reading Room, a mutual arrangement has been agreed to allow parking opposite at the village hall and at the social club. It will be possible to disembark directly outside The Reading Room before parking the vehicle in the car park.

The main entrance to the Reading Room is at the side of the property. This has been moved from the street side to prevent congestion on the pavement, though it is now located at the North side of the building it is distinguished by its modern entrance canopy. A second door leads into the rear yard. Both of these are easily accessible for the purposes of the emergency services via a private drive which runs along the North side of the property.

The development will include a disabled WC and will be decorated in a style suitable for those with visual difficulties.

In order to provide the best facilities to support the Reading Room the land to the North of the existing building is to be utilised to the full. The ground floor is to be extended to provide a foyer, toilet facilities, a coffee point

OUTLINE SCHEDULE OF WORKS

THE EXISTING BUILDING

Demolition

- Strip all internal walls and floors from the building, including the ground floor. Set aside all sound timber for re-use by the client.
- Demolish the Brick WC extension, clear out collapsed masonry from the North East corner. Remove spoil from site.

Ground Floor

- Dig down to firm base, bring up to new sub floor level with well compacted hardcore. Lay new 150mm concrete screed on 65mm insulation on cavity drain membrane on sand blinding.

Walls

- Repoint the West Elevation stonework 100% using NHL3.5 hydraulic lime mortar.
- Allow for the replacement of 10no. ashlar blocks and two window mullions.
- Consolidate the interior face of the stonework using brickwork 'repair by building techniques'.
- Dismantle both chimneys, rebuild the Northern chimney in block work for rendering, with a stone coping and a clay pot. Make good brickwork to the adjoining property where the South chimney has been removed.
- Line the walls with cavity drain membrane.
- Dry line interior walls with 100mm timber studwork filled with 100mm kingspan insulation.
- Finish with kingspan insulated plasterboard, taped and skimmed.

Roof

- Strip roof of slates and credit.
- Remove batons and rotten rafters from site.
- Insert new 100mm x 100mm steel angle behind existing purlins, replace existing rafters at new 400mm c/s and allow for 50% new rafters.

- Lay new blue welsh slate on 25 x 35mm battens on Tyvek breathable roofing felt. Ridge to be blue clay interlocking clay.
- Form new valley gutter at East side of the roof abutting adjoining property. To be code 7 lead on new gutter base formed from butt jointed softwood.
- Form flashings in code 5 lead to chimney and abutments.
- Insulate between rafters with Kingspan Thermapitch T10 insulation board. With 25mm Kingspan thermawall TW56 fixed beneath.
- Roof to be continued over the adjoining neighbours shed to the East.

Rainwater goods

- Install new half round cast iron gutters and fall pipes.
- Reinstall drains below pavement to discharge rainwater into road gullies.

Windows

- Remove the existing sash windows.
- Install new Double glazed windows purpose made to match the existing sash windows.

Door

- The existing West door and frame are to be removed from site the door is to be bricked up and a false panelled door fitted to the exterior.
- Internal doors to be new four panelled softwood half hour fire doors.

THE EXTENSION

Ground works and footings

- Dig trench in position of extension walls. Lay 200mm deep reinforced concrete footings on 150mm compacted hardcore. Build below ground walls using dense concrete blocks.

Ground Floor

- Dig down to firm base
- Lay 65mm kingspan on a 1200 gauge DPM.
- Lay new 150mm concrete floor slab on 150mm compacted hardcore.

Walls

- Construct all inner skins and internal partitions, using 150mm timber studwork, sheathed with plywood and filled with insulation.
- Construct the outer skin of 100mm lightweight blockwork.
- Render the external walls of the extension with a Hydraulic lime render.

Extension roof

- Lay 50mm x 150mm softwood rafters at 400mm centres on 75mm x 200mm Purlins.
- Lay new blue welsh slate on 25 x 35mm battens on Tyvek breathable roofing felt. Ridge to be blue clay interlocking clay.
- Form flashings in code 5 lead to all abutments.
- Insulate between rafters with Kingspan Thermapitch T10 insulation board. With 25mm Kingspan thermawall TW56 fixed beneath.
- Fix 12.5mm plasterboard to the underside of the ceiling tape and skim.

Rainwater Goods

- Install new cast iron gutters and downpipes discharging into back inlet gullies and connecting into new inspection chamber.
- Form new connection to mains surface water drainage.

OUTLINE SCHEDULE OF WORKS

Store roof and Entrance Canopy

- Form steel post to support external corner of the entrance canopy.
- Lay 50mm x150mm softwood joists onto the storeroom roof and entrance canopy.
- Lay Stainless steel sheet cladding with standing seams to fall on bitem roofing felt on 25mm plywood decking.
- Insulate between rafters with Kingspan Thermapitch T10 insulation board with 25mm Kingspan thermawall TW56 fixed beneath.
- Line the underside of the canopy with Cedar boarding.

Doors and Windows

- New natural timber casement double glazed windows to WC,s kitchen, store and gable.
- Install new double glazed timber framed front door and patio door with side lights.
- All interior doors to be flush panelled half hour fire doors with timber veneer.

SERVICES

Mechanical services

- Install new gas supply.
- Install a gas fired condensing boiler in kitchen area, above the sink.
- Install steel panel radiators in all areas and connect to new boiler.

Electrical services

- Move the existing electrical intake from the Reading Room to the new extension.
- Install new electrical system comprising of a duct in the floor of the Reading Room with sockets recessed into the floor. Wall sockets to be fitted elsewhere.
- New lighting to be installed throughout, allowing for spot lighting, general task lighting (fluorescent) and display lighting.

Drainage

- Dig up existing broken inspection chamber in driveway. Install new inspection chamber.
- Allow for renewing connection to the mains sewer.
- Connect rainwater drainage and soil drainage to the mains sewer.

Fire detection

- Install a smoke detection and fire alarm system.

Security

- Install an intruder alarm system with detectors in each room, and alarms on all doors.
- Install CCTV cameras in the Reading Room, foyer and entrance area.
- Link via radio to the reception of the museum.

IT Installations

- Install telephone line with wireless broadband router.

FITTINGS

Sanitary-ware

- Install disabled WC, WHB and all fittings to comply with part M requirements.
- Install a Baby changing unit in the disabled WC.
- Install white WC suite and WHB in the 2nd cubicle.

Kitchen fittings

- Install a prefabricated refreshment area with plumbed in hot water boiler, fridge, and stainless steel sink.

INTERIOR FINISHES

Floors

- WC to have vinyl flooring
- All ground floors to be laid with industrial corded carpet.

Walls

- All to be plastered throughout.
- Install dado rail and a skirting to match existing, and a picture rail in the Reading Room.
- Fit natural timber skirting boards and architraves throughout the extension.
- Restore and refit the original fire grate and surround in the Reading Room. (not working) Including hearth recessed to same level as the floor.
- Tile WC's full height.
- Tile behind sink at refreshment area.
- Install timber balustrade to staircase and landing.
- Provide electrically operated blackout blinds to Reading Room roof lights.
- Provide blinds for all windows in the Reading Room.

Decoration

- Decorate walls internally with Dulux wipeable matt emulsion.
- Woodwork to be decorated with full gloss.
- External render to be painted with Keim breathable paint.
- Decorate all ironwork (rainwater goods and railings) black gloss.

EXTERNAL WORKS

Ground finishes

- Lay concrete paving to yard and entrance area on a base of compacted hardcore with a sand blinding.
- Cut down Sycamore tree and kill roots.
- Form planting bed and plant with defensive plants.
- Install new timber gate.

Shared Drive

- Take up existing surface to shared driveway and lay new tarmac, with chippings finish on 150mm of well consolidated hardcore.