

# **Feasibility Study – Final Report**

Burslem Indoor Market

Queens Theatre

Wedgwood Institute

In Burslem, Stoke-on-Trent

JUNE 2023





## Version Control

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1	0.1	24/02/23		Interim Report
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This report dated 02 June 2023 has been prepared for Stoke-on-Trent City Council (the “Client”) in accordance with the terms and conditions of appointment dated 16 December 2022(the “Appointment”) between the Client and **Hudson Quarter** (“Arcadis”) for the purposes specified in the Appointment. For avoidance of doubt, no other person(s) may use or rely upon this report or its contents, and Arcadis accepts no responsibility for any such use or reliance thereon by any other third party



Burslem Indoor Market, Queen Street



Queens Theatre, Wedgwood Street



The Wedgwood Institute, Queen Street

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## Executive Summary

The feasibility study considers the physical and financial implications of bringing back into use three of Burslem's finest heritage assets through exploring concept design options for uses based on an understanding of the local property market.

The three heritage assets are Burslem Indoor Market (Grade II Listed), the Queens Theatre (Grade II Listed) and the Wedgwood Institute (Grade II\* Listed). The buildings are all un-occupied due to safety concerns. They are located in Burslem town centre within short walking distance of each other. As such, the strategy for bringing back the buildings into active use will need to complement and support each other as well as the wider town centre.

The critical mass presented by bringing back into use these three heritage assets is a significant opportunity for Stoke-on-Trent City Council to begin to re-define and shape the future of Burslem town centre and its role more widely in Stoke-on-Trent.

The feasibility study provides a baseline understanding of the buildings which can be used by Stoke-on-Trent City Council to develop a well-considered strategy for the buildings. This strategy should articulate the Council's vision and objectives for the buildings and the place of Burslem and consequently invite and attract investment into the buildings that meet with these expectations.

The feasibility report highlights that movement and connectivity are important features for both the Council and prospective investors and operators when considering the future of the buildings. The local property market appraisal highlighted that business spaces offering car parking were attractive. An analysis of the parking infrastructure in Burslem highlighted that the limited offering at present could be a constraint in attracting employees and visitors from the local area or further afield when combined with the limited connectivity of the town by sustainable modes of transport. The feasibility report also notes, the Council's ambitions with regards to improving movement by sustainable forms of transport in both the short and medium term. As such, a strategy for these buildings will need to include short, medium and long-term objectives. This approach may also be beneficial in terms of testing the Council's vision and objectives with stakeholders and ultimately to ensure the sustainability and longevity of investment.

The feasibility report also identifies:

- The buildings require extensive works to restore the properties to a safe, operational and occupiable state. Furthermore, immediate investment into each of the buildings to 'reduce risk to persons in or near the building itself' as well as facilitate further investigations necessary to scope repairs.
- Immediate investment will also assist to slow down the decay of the buildings where the water ingress is stopped and the temperature of the buildings can be regulated above the condensation dew point.
- Local property-based market analysis indicates that there is no known demand for retail in the area of the three buildings due to the substantial amount of retail space within a two-mile radius of Burslem. The market appraisal also identifies there are a number of out-of-town schemes offering modern office space with on-site car parking and that the typical office occupiers would be more attracted to these locations rather than the subject properties which have no dedicated parking.

- The proposed use options largely draw on the historic uses of the buildings i.e., leisure based multi-functional options for the Indoor Market and the theatre space within the Queens Theatre and educational, training and skills alongside office space for the Wedgwood Institute.
- The layout of the Princes Hall within the Queens Theatre and the Wedgwood Institute require more visioning and /or alteration and adaptation to bring them into a new use. In the case of the Princes Hall, this space was originally intended to be committee rooms and council chambers and so deviation from this form of use to residential or an 'indoor market', as explored in this report, would require re-configuration. In the case of the Wedgwood Institute, it's development over a period of time saw it absorb another building and have extensions absorbed into it and consequently circulation within this space is very difficult.
- Estimated costs to repair, alter and refurbish the buildings to Category A standard for the uses explored in the design options starting at £5+ million for the Indoor Market; to £12 million for the Queens Theatre and £9+ million for the Wedgwood Institute.
- The development appraisals for each building show a significant viability deficit and as such gap funding will be required to repair, alter and refurbish the buildings.

# 1 Introduction

## 1.1 The feasibility brief

- 1.1.1 Arcadis have been asked by the Levelling Up Team within Stoke-on-Trent City Council (SoTCC) to prepare a feasibility study for three of Burslem town's most valuable heritage assets within their ownership: namely Burslem Indoor Market, Queens Theatre, and the Wedgwood Institute. All of the buildings are currently vacant and not suitable for occupation in their current condition.
- 1.1.2 It should be noted that retail and residential units within the curtilage of the Indoor Market are not included within this study at the client's instruction. The role of these units is important in considering feasible options for this building and as such more detail is provided in Section 4 Design considerations and the Wedgwood Institute and Market Hall Options Document within the Appendices. The aim of the feasibility study is to consider options for a new use or uses for these buildings and the associated costs and viability implications of bringing these buildings back into use.
- 1.1.3 The scope of works confirmed by Stoke-on-Trent City Council to Arcadis was for:
- General comment on condition and refurbishment/redevelopment potential.
  - High level market appraisal.
  - Option appraisals with projections of income and identify the level of gap funding required if the schemes were financially unviable.
  - Cost plans.
  - Appraisal of funding options.
- 1.1.4 Confirmation of the final brief and scope of works has been based on an iterative process with new information and instruction coming to light during the project programme.



## 1.2 The feasibility study approach

1.2.1 The feasibility study brings together a number of studies alongside discussion and reflections with Stoke-on-Trent City Council officers and the architects appointed to develop the proposed use options to a RIBA 0/1 Concept Stage.

1.2.2 Alongside discussions with the client team, the building blocks of the feasibility study are:

- **Site visits alongside place based and contextual understanding.** This understanding provides the framework in which the report component studies are grounded and allows for an approach to the refurbishment and redevelopment of these buildings to be realised.
- **Building Condition Reports for each building.** These reports detail the condition of the buildings and the costs to repair and maintain the buildings over a 20-year timeframe.
- **High Level Market Appraisal Report.** This report identifies market interest in the buildings and likely values of the buildings once works are completed. The results of the report have informed the development of the building use options within the Architectural Briefs.
- **Architectural Briefs.** Developed with the client and the architects and informed by the High-level Market Appraisal Report. The briefs identify a proposed use / or uses and a design concept for each building.
- **Architectural Options, RIBA 1 Concept Stage.** The architects have developed concept stage architectural options that illustrate how the spaces could be brought to life and technical considerations such as circulation routes and fire strategies.
- **Cost Plans.** The cost plans looks at refurbishment and restoration costs which go beyond the repair work outlined in the Building Condition Reports.
- **Development Appraisals.** This looks at the viability of each of the options that have been developed for each of the buildings and identifies viability gaps where they exist.
- **Funding Options.** This identifies funding opportunities applicable to these buildings and the proposed uses.
- **Market and Risk Assessment.** This looks at considerations in bringing the building forward for re-use.
- **Conclusions and Next Steps.** This looks at the recommended strategy for bringing the buildings forward for re-use. At the outset of the feasibility study, a meeting was held with the City Director for Stoke-on-Trent where he described a 'grass roots' and 'incremental' approach to bringing back Burslem's vibrancy and vitality. The feasibility study reflects on this approach within the recommendations section which ultimately informs the next steps section.

- 1.2.3 Stoke-on-Trent City Council provided Arcadis with floor plans of the Queens Theatre, Wedgwood Institute and Burslem Indoor Market and formed the basis for 'building blocks'. The floor plans did not include GIA or NIA measurements. The schedule of accommodations used throughout the 'building blocks' is based on PDF drawings and are not using precise surveying equipment.
- 1.2.4 The two architectural firms commissioned to complete the concept designs for each building are Stride Treglown and Affinity DM. Stride Treglown and Affinity DM developed two options for each of the buildings based on architectural briefs. Affinity DM developed options for Queens Theatre and Stride Treglown developed options for Burslem Indoor Market and the Wedgwood Institute.
- 1.2.5 The High-level market appraisal report was undertaken by Butters John Bee (bjb), a local property agency operating in sales and lettings across the commercial and residential sectors.
- 1.2.6 All other elements in the report were undertaken by the Arcadis Consulting (UK) Ltd.

## 2 Project Background

### 2.1 Project Context

- 2.1.1 The three buildings are currently vacant, and it is understood that each building has been vacant for several years due to the unsafe condition of the buildings. It is estimated that Burslem Indoor Market, Queens Theatre and the Wedgwood Institute were last occupied in 2008, 1998, 2007, respectively. It is understood that repair and maintenance works have taken place across the three buildings during recent years, but no comprehensive approach has been taken.
- 2.1.2 These three heritage assets sit within the place of Burslem and must be understood in this context. Reports over time have considered these buildings within their place-based context. In 2004, 'Burslem Masterplan and Urban Design Action Plan' was prepared for Stoke-on-Trent City Council on behalf of Burslem Regeneration Company. In 2010, the Masterplan was followed up by the 'Burslem Historic Quadrant project'. The below image is taken from the 2004 Masterplan and outlines the built form and key pedestrian routes from Port Vale Football Club through the town centre to Burslem Port and the Trent and Mersey Canal.



- 2.1.3 In 2018, planning permission was granted for the Wedgwood Institute (planning application reference 61519/FUL). The proposal was for “Redevelopment of the Wedgwood Institute to create a workspace hub/ enterprise centre including partial demolition, elevation alterations also including new glazed roof to central courtyard and new vertical circulation enclosure”. This application included demolition plans and elevations. The applicant was United Kingdom Historic Building Preservation Trust. It is understood the application was made in partnership with The Prince’s Regeneration Trust and The Heritage Lottery Fund. The details of why the applicants stepped away from the project is thought to be associated with risks related to cost overruns.
- 2.1.4 Moving into the future, the place of Burslem and how it relates to the other pottery towns will determine how these buildings come forward for refurbishment and reuse and in what form.

## 2.2 Place Based Context

### Stoke-on-Trent City

- 2.2.1 Stoke-on-Trent is a polycentric city of six towns. These towns comprise of Tunstall (to the north of Burslem), Hanley (to the south of Burslem) and Stoke, Fenton and Longton. Hanley is generally regarded as the commercial centre of the city, with Stoke acting as the administrative centre.

### Transport Connectivity

- 2.2.2 Stoke-on-Trent city is within easy reach of Manchester and Birmingham by car and train. Typical journey times are as follows:
- Manchester by Train – 35 mins
  - Manchester by Car, via the A500 and M6 northbound – 65 mins
  - Birmingham by Train – between 50 mins and 75 mins
  - Birmingham by Car, via the A500 and M6 southbound – 65 mins. Other nearby centres of commerce include Crewe; Macclesfield; Nantwich which are all easily accessible by train from Stoke-on-Trent Railway Station.
- 2.2.3 The arrival of HS2 into Crewe will place Stoke-on-Trent within 70 minutes of London Euston. It is currently projected that services will begin operating between London, Birmingham, and Crewe between 2029 and 2033.
- 2.2.4 It is understood that Stoke-on-Trent City Council are progressing a Strategic Outline Case (SOC) for Very Light Rail (VLR) for submission to the Department for Transport (DfT) by Summer 2023 which will lead to an outcome on whether the SOC should proceed to an Outline Business Case (OBC).
- 2.2.5 VLR is a low emission form of light rail tram system substantially cheaper than conventional light rail as requiring reduced track and vehicle sizes, initially unveiled in Coventry in 2016 and subsequently trialled.
- 2.2.6 Following a sifting exercise, the SOC is proposing three VLR lines. Burslem is located on the northern line. This would create a direct link between Burslem and the city centre as well as Stoke-on-Trent Railway Station. The SOC also details a key milestones programme for VLR in the city with an estimated date of construction starting on the Northern Line in 2028/29.



Figure 1.3 VLR Lines after assessment (sheet 1 of 2)

### Digital Connectivity

- 2.2.7 The city benefits from a citywide full fibre network across its administrative boundary. This network is available to residents and businesses alike. Stoke-on-Trent City Council have developed a business case and a prospectus to support their ambitions for comprehensive 5G coverage. The prospectus outlines the dividends this could have for the city's future.
- 2.2.8 The three buildings are 'planned near' meaning that they will be available for a service, but no date has been set as yet for their connection to the full fibre network.

### Industry and Character

- 2.2.9 Stoke-on-Trent has an industrial character derived from its heritage as the centre of world class pottery. Famous potteries associated with the area include Royal Doulton, Spode and Wedgwood. This industrial heritage is very visible in the form of the bottle kilns and factories which can be seen across the area as well as the civic buildings that arose in the eighteenth and nineteenth century to accommodate the growing potteries industry.
- 2.2.10 With the decline of the pottery industry, Stoke-on-Trent has re-positioned itself as a service and distribution-based economy. The city is also undergoing a resurgence in the creative and leisure sectors.
- 2.2.11 Stoke-on-Trent and its surrounding environs are home to a number of key institutions, assets, business parks and enterprise zones. Amongst them are: Staffordshire University; Keele University;

Ceramic Valley Enterprise Zone; Etruria Valley Trade Park; The Potteries Museum and Art Gallery; the Wedgwood Museum; Alton Towers.

### **Burslem Town Context**

- 2.2.12 Burslem is often referred to as the 'mother town' of Stoke-on-Trent due to being one of the largest and earliest pottery towns.
- 2.2.13 Located to the north of Hanley, the de facto city centre, it is accessible to the city centre by bus, by car and bicycle on the A50. A typical journey:
- By bus is 13 mins
  - By car is 6 mins
  - By bicycle is 11 mins

### **Archaeology**

- 2.2.14 Burslem is rich in archaeological sites predominantly related to the town's past as a centre of pottery production. The below image is taken from Stoke-on-Trent's planning constraints map and shows sites of archaeological interest covering the town centre, visible in yellow. Burslem Indoor Market, Queens Theatre and the Wedgwood Institute are all located on, or partially on a site of interest.



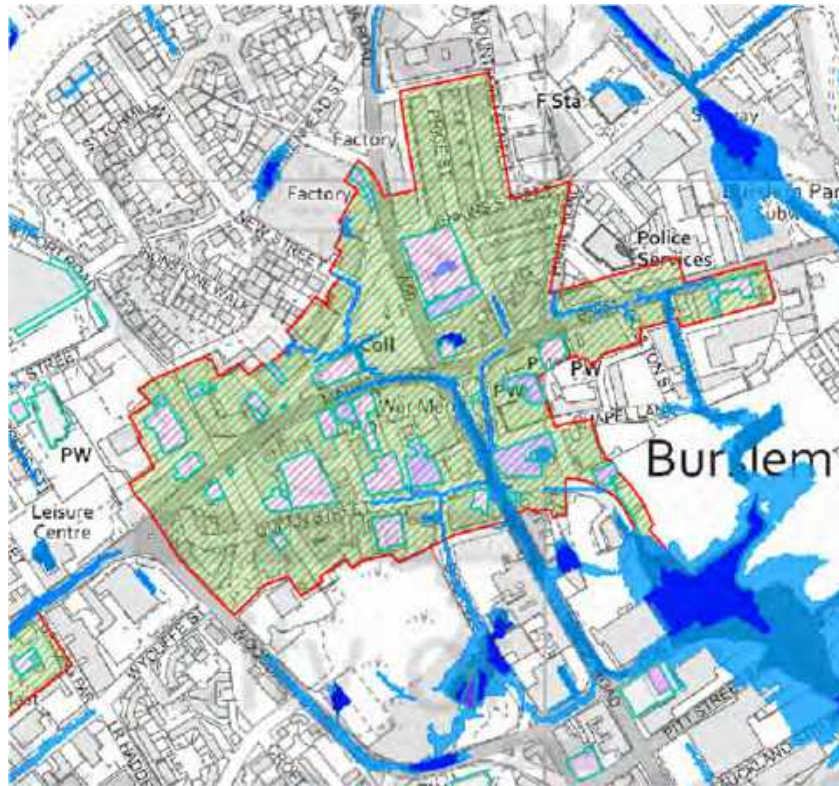
### **Burslem Town Centre Conservation Area**

- 2.2.15 Burslem Town Centre Conservation Area was designated in 1972 with an extension to the boundary made in 2007. Conservation Area status is a material consideration in planning applications. Burslem Conservation Area Appraisal (2011) was prepared in support of the Conservation Area designation.
- 2.2.16 The Conservation Area covers the town centre of Burslem and includes the Wedgwood Institute, the Queens Theatre, and the Indoor Market. The buildings are located within the 'Historic Core' of the conservation area. The Wedgwood Institute and the Queens Theatre are identified as 'Landmark Buildings'. A number of important views that include Queens Theatre and the Wedgwood Institute are also identified. The Burslem Conservation Area Appraisal (2011) states that there are no scheduled monuments within the Burslem Town Centre Conservation Area.

- 2.2.17 It is noted that the Conservation Area Appraisal relates to planning policy that has been superseded by the National Planning Policy Framework, however, it is a valuable document that should inform any proposals for the buildings within this study.

## Flooding

- 2.2.18 The three sites are located in Flood Zone 1. There is low, medium and high-risk surface water flooding in close proximity to the three buildings. The below image is taken from Stoke-on-Trent's Planning Constraint Map which identifies the conservation area boundary and listed building locations alongside surface water flooding risk locations:



## Ground Conditions

- 2.2.19 During the 2017 Planning Application (61519/FUL) at the Wedgwood Institute, The Coal Authority responded to consultation on the application to state:

“the planning application falls within the defined Development High Risk Area. The Coal Authority records indicate that within the site and surrounding area there are coal mining features and hazards which should be considered as part of the development proposals.

Our information indicates that in addition to the site being located within the zone of influence of workings in 11 coal seams, historic unrecorded coal mining is likely to have taken place beneath the site at shallow depth.

The Coal Authority's general approach in cases where development is proposed within the Development High Risk Area is to recommend that the applicant obtains relevant coal mining information for the application site and uses this to inform a Coal Mining Risk Assessment which should be submitted in support the planning application.

However, in this instance the proposal would see the re-development / refurbishment of an existing building requiring only localised, minor groundworks. On this basis, The Coal Authority would recommend that should planning permission be granted for the proposal, the following wording is included in the Informative Note within the Decision Notice:

*The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.*

*It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures), be submitted alongside any subsequent application for Building Regulations approval.*

*Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.*

*If any coal mining feature is unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: [www.gov.uk/coalauthority](http://www.gov.uk/coalauthority)*

- 2.2.20 Where any proposals come forward at the Wedgwood Institute, the Queens Theatre or the Indoor Market that identify groundworks are required it is advised that due regard is given to the information outlined above.

### **Parking**

- 2.2.21 Parking within Burslem town centre is perceived as a constraint to town centre activity and development. Parking options within the town centre are dominated by multiple small-scale options with one large car park, Chapel Lane, to the east of the town which has 61 bays.
- 2.2.22 Information taken from Stoke-on-Trent City Council's website identify 250 parking bays in the town centre, or in a short walking distance to the town centre. A list of parking places and the number of bays at each location is as below. This information can be found here:  
[https://www.stoke.gov.uk/directory/6/car\\_parks/category/282](https://www.stoke.gov.uk/directory/6/car_parks/category/282)

<b>Burslem Town Centre Car Parks</b>	<b>No. Of Parking Bays</b>
Bournes Bank on-street parking	14
Chapel Lane	61
Chapel Lane on-street parking	17
Cleveland Street on-street parking	6
Jackson Street	6
Market Place	37
Moorland Road on-street parking	28
Nile Street on-street parking	11

Overhouse Street	6
Price Street on-street parking	15
Queen Street on-street parking	5
St. John Square	13
Swan Street on-street parking	12
Westport Road	15
William Clowes Street on-street parking	4
<b>Total</b>	<b>250</b>

### Energy Performance Certificates

- 2.2.23 Each of the buildings will require an Energy Performance Certificate (EPC) to rent the building out. An EPC rating of 'E' is required to rent out a commercial property. Exemptions to the requirement are possible in the case of listed or officially protected buildings where the minimum energy performance requirements would unacceptably alter the building. [Further information can be found at: Energy Performance Certificates for your business premises \(gov.uk\)](#)

### Listed Building and Heritage at Risk Status

- 2.2.24 The three buildings are all listed buildings. The status of their listing is as stated below with their list description found in the Appendices section. It should be noted, there are also a number of other listed buildings within Burslem.

- Burslem Indoor Market – Grade II Listed
- Queens Theatre - Grade II Listed
- The Wedgwood Institute - Grade II\* Listed

- 2.2.25 The Wedgwood Institute is listed on the Heritage at Risk Register.

- 2.2.26 Listed Building Consent (LBC) is required where proposals seek to alter, extend or demolish a listed building in a way that affects its character or appearance as a building of special architectural or historic interest.

### Planning and Neighbourhood Planning

- 2.2.27 The Development Plan in place covering the area of Burslem is the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (2006 – 2026).

- 2.2.28 Burslem Neighbourhood Forum and Burslem Neighbourhood Area were approved by the City Council on 6<sup>th</sup> December 2019. No other organisation or body may be designated for that neighbourhood area until it expires on 6<sup>th</sup> December 2024. The Neighbourhood Area covers a larger area than the Burslem Conservation Area and like the Conservation Area includes Burslem Indoor Market, Queens Theatre and the Wedgwood Institute. No Neighbourhood Plan has been 'made' at present.

- 2.2.29 It is worth noting that the current consultation on the NPPF includes a new paragraph seeking to provide significant weight to the need to adapt buildings, particularly large non-domestic buildings, to improve their energy performance.

### 3 Market Considerations

- 3.1.1 Arcadis appointed a local property consultant Butters John Bee to provide a specialist high-level market appraisal (See Appendix G).
- 3.1.2 With due regard of the local market their brief included identifying potential end users for the three sites and the appetite for the end users to commit to take space either under a lease or ad hoc renting of the space by paying a licence fee.
- 3.1.3 The potential appetite from end users would then be used to inform the architects to prepare schemes which could be costed, and high-level property viability appraisals could be prepared.
- 3.1.4 Market advice indicates that there is no known demand for retail in the area of the three buildings due to the substantial amount of retail space within a two-mile radius of Burslem. We have however taken into account the existing retail adjoining the Indoor market and we have considered the demand for a small element of retail as part of the mixed use of Princes Hall circa 100m<sup>2</sup>.
- 3.1.5 With regard to traditional office space there are a number of out-of-town schemes offering modern office space with on-site car parking, the market advice is that the typical office occupiers would be more attracted to these locations rather than the subject properties which have no dedicated parking. The High Level Market Appraisal report does however cover the alternative office occupier being enterprise centres and workshop space where we believe there would be interest.
- 3.1.6 Leisure is considered a likely user for the buildings. The buildings lend themselves to be converted into multi-functional spaces that will allow food courts, music venues, or large scale wedding venues. There are examples in a number of other towns and cities where food courts have successfully occupied heritage buildings, and these are detailed in the design options appraisals.
- 3.1.7 Based on the high-level market appraisal, two different use options or formats have been considered for Queens Theatre and the Wedgwood Institute with one option for the Indoor market.
- 3.1.8 High level property appraisals have been prepared for all the options based on the likely uses using the comparable values available which identify the level of funding required to make them financially viable.
- 3.1.9 Due to the current unsafe state of the buildings, it was not possible to progress discussions beyond 'potentially interested'. The values used in the appraisals are based on market knowledge alone.

### 4 Architectural and Design Considerations

- 4.1.1 This section of the report highlights some of the key features alongside the challenges and opportunities that should be addressed to maximise the potential of each building, whilst restoring the historic fabric, and the buildings' contribution to the town and community of Burslem alongside the region's wider economy. The challenges and opportunities are taken from the Design Options Appraisals found in the Appendix F with supplementary information ascertained during the development of the feasibility study.

### **Burslem Indoor Market**

- 4.1.2 As stated in para 1.1.1.2, the retail and residential units within the demise of Burslem Indoor Market are not within the feasibility study scope and as such we do not have floor plans, a schedule of accommodation or a building condition report for these units. The design options appraisals for the Indoor Market does however include these spaces as they are intrinsic to determining the future use and operating model of the market.
- 4.1.3 There are six retail units with a street front presence and ten residential properties at a first-floor level within the curtilage of the Indoor Market. The retail units all have a street frontage along Queen Street. Two of the six units are understood to be occupied with the remainder vacant.
- 4.1.4 Above the retail units at 22 to 34 Queen Street, there are ten residential flats accessed from the Queen Street entrances. It is understood these properties are currently leased to a registered social landlord and the lease is due to terminate in 2024.
- 4.1.5 There are four points of entry into the market on three facades, namely Queen Street, Keates Street and Market Passage.

#### **Opportunities:**

- Reanimating the historic market hall for a contemporary take on the market hall experience
- A phased and sequential approach to re-using the building, opening up parts of the building at different times to pop up and meanwhile uses in the first instance.
- Potential to reveal high quality heritage character. Investigate the quality of the brickwork wall finish beneath the existing plaster and facing boards as an area of exposed brick work shows high quality engineered brickwork.
- Potential to re-orientate 'front door' of market onto Keates Street to provide an activated street scene along a north south route in the town centre heart. This could also provide improved access to units on the first floor and any other modifications to the first floor such as expanding footprint and the number of retail or studios uses via insertion of a first-floor balcony.
- Potential offer for start-up and SME spaces at affordable rates.

#### **Constraints**

- Costs
- Ensuring sufficient footfall to generate sufficient revenue for operators.
- Ensuring compatibility with neighbouring uses in terms of noise.
- Land ownership, namely the unregistered plot adjacent to the Keates Street entrance.
- Provision of car parking for large events.

### **Queens Theatre**

- 4.1.6 Queens Theatre comprises of two distinct spaces: a theatre space and a series of rooms in what is known as Princes Hall. Its entrance is located on the A50 and located opposite an area of public open space.

#### **Opportunities**

- Reanimating the space for large social gatherings once again.
- To provide complementary but distinct uses into the two different elements of the building

- A phased and sequential approach to re-using the building, opening up parts of the building at different times to pop up and meanwhile uses in the first instance.

#### **Constraints**

- Providing level access for wheelchair users.
- Provision of car parking for large events.
- Costs
- Ensuring sufficient footfall to generate sufficient revenue for operators.
- Ensuring compatibility with neighbouring uses in terms of noise.

#### **The Wedgwood Institute**

- 4.1.7 The Wedgwood Institute has developed over time with a house being absorbed into it alongside other additions to the building coming after the establishment of the institute.

#### **Opportunities:**

- Reanimate the building by drawing on its historical use and re-imagining a contemporary training, learning and working experience for local people.
- Bringing cohesion to the different parts of the building through a covered central courtyard.
- A phased and sequential approach to re-using the building, opening up parts of the building at different times to pop up and meanwhile uses in the first instance.
- Potential offer for start-up and SME spaces at affordable rates.

#### **Constraints**

- Incremental development of the building created a number of areas of the floor plan which have their own vertical circulation and different floor levels.
- Substantive alterations to a Grade II Listing building are required to rationalise the component parts of the building including allowing for an appropriate fire strategy.
- Unique nature of a top lit, triple height room at first floor level.
- Not all of the rooms have windows.
- Costs
- Ensuring sufficient footfall to generate sufficient revenue for operators.

#### **Partial Demolition as an option for the Wedgwood Institute**

- 4.1.8 The case for partial demolition of the Wedgwood Institute has been queried by the client during the options appraisal process due to significant constraints identified. The case for partial demolition would need to be understood within the framework of the National Planning Policy Framework (NPPF), specifically Chapter 16. An assessment of the significance of the heritage asset as well as an assessment of the degree of the harm being proposed would need to be undertaken by a suitably qualified Conservation Architect before a case for partial demolition could be understood.
- 4.1.9 Within the 2018 consented scheme for the Wedgwood Institute, a Statement of Significance and Heritage Impact Assessment were undertaken and submitted.

## 5 Costs, Viability and Funding

### 5.1 Costs

- 5.1.1 Cost schedules have been prepared using the Design Options Appraisals for each building and are therefore based on a RIBA Concept Stage. The figures represent ‘order of costs’ until further detail is available.
- 5.1.2 The order of costs includes repair, alteration and refurbishment of each building including the safeguarding costs identified in respective building condition reports. With allowance for repair and alteration and refurbishment to Category A standard, these costs can be said to supersede the costs included in the building condition reports.
- 5.1.3 The order of costs includes building works, contractors’ preliminaries, overheads and profits, project and design fees, risks and contingency.
- 5.1.4 The estimates are based on scheme specific benchmark rates inflated to 1Q 2023.
- 5.1.5 It should be noted that although outside of the scope of the brief, the cost schedules for the Indoor Market includes the ground floor retail units.
- 5.1.6 The table below shows the conversion cost for each individual option inclusive of the ‘safeguarding of existing building costs’:

	GIA (sqm)	Cost Limit £	Cost £/m2
Queens Theatre – Option 1 Commercial & Residential	3,705	£12,310,000.00	3,323
Queens Theatre – Option 2 Commercial & Residential	3,705	£12,760,000.00	3,444
Wedgwood Institute – Option 1 Commercial	2,006	£9,020,000.00	4,497
Wedgwood Institute – Option 2 Residential	2,006	£9,560,000.00	4,766
Indoor Market	1,367	£5,380,000.00	2,756

### 5.2 Development Appraisal and Viability

#### Indoor Market

- 5.2.1 The property market advice has proposed one option for this site, a multi-functional leisure space which can accommodate a food court operation with individual catering units included. The proposed layout is shown in Appendix F and the cost plan in Appendix H.
- 5.2.2 In arriving at the income for this option, the potential income for the retail units fronting Queen Street has been included but not any income for the 1<sup>st</sup> floor residential.

5.2.3 The development appraisal is in Appendix I. When preparing the appraisal, the following assumptions have been made:

- The rental income is made up of the rental income for the retail space (based on comparables) and an assumption as to the level of rental that could be achieved for the multi-functional leisure space. The latter income has been informed by discussions with potential interested parties in the absence of direct comparables.
- The construction costs used are from the cost estimate and are made up of 'safeguarding existing building' costs and conversion costs to Category A shell and core finishes. In addition to this there will be operator fit out costs and we have used a level of income that allows the operator to fund their fit out.
- We have assumed a site value of £1 as it has a nil value.
- We have assumed that the client will commission the safeguarding and conversion works, therefore no developers profit has been included.

### **Results**

5.2.4 The appraisal shows a deficit of £5,249,240.

5.2.5 Gap funding will be required to make the scheme financially viable.

5.2.6 In discussions with interested parties, The Claybody Theatre group have expressed an interest in the running of the venue. They have been offered 3yrs funding from the Arts Council to offer arts to local schools but would not be in a position financially to take a lease. Depending on the operational model of the new use, The Claybody Theatre are still keen to have an involvement in the management of the space.

5.2.7 There is an opportunity to explore, Stoke-on-Trent City Council granting the Claybody Theatre a below market value lease on the basis that they would manage and run the day-to-day operation of the multi-function space with a proportion of the profits being reinvested to Claybody to make them sustainable if the model could demonstrate social, economic, and environmental wellbeing.

### **Wedgwood Institute**

5.2.8 The property market advice has proposed two options for the building. The proposed layouts are shown in Appendix F and the cost plan in Appendix H.

5.2.9 The high-level market appraisal considers that the location is potentially suitable for serviced offices and workshops but also mentions the lack of parking and poor vehicular access, which will deter some users.

5.2.10 There is also need for the individual units to be managed and a decision will need to be made whether Stoke-on-Trent City Council would have the capacity to manage the units or whether a third party could be used. We are aware that the nearby Middleport Pottery has a number of studios for individual creative businesses and also a clay college offering skill based ceramic courses. This space is managed by Re-Form previously linked to the Prince's Regeneration Trust.

5.2.11 We have also considered the ground floor Queen Street frontage units (circa 3,700sqft) for a café/restaurant/pub, and whilst there are no active requirements from the national operators, with this report, and the architectural reports, the next step would be to carry out some soft market testing.

The two options are:

- Option 1, the Queens Road frontage to be used a café/restaurant/pub. The rear section of the ground floor and upper floors to be used as serviced offices/workshops.
- Option 2, the complete building would be converted to 24, 1 and 2 bed apartments.

5.2.12 A mix of residential and commercial was not considered physically compatible.

5.2.13 The development appraisals are in Appendix I. When preparing the appraisals, the following assumptions have been made:

- With respect to Option 1, the construction costs used are from the cost estimate and are made up of 'safeguarding existing building' costs and conversion costs to Category A shell and core finishes.
- With respect to Option 2, the construction costs used are from the cost estimate and are made up of 'safeguarding existing building' costs and conversion costs. The residential units will be fully fitted out.
- We have assumed a site value of £1 as it has a nil value.
- We have assumed that the client will commission the safeguarding and conversion works, therefore no developers profit has been included.
- With respect to Option 2, two appraisals will be completed expressing the income as firstly outright sales and secondly the investment value of the apartments if retained and rented.

#### **Results**

- The option 1 (leisure and commercial) appraisal shows a deficit of £8,433,400.
- The option 2 (outright residential sale) appraisal shows a deficit of £8,666,100.
- The option 2 (residential retained and rented) appraisal shows a deficit of £8,756,500.

5.2.14 Gap funding will be required to make all the options financially viable.

#### **Queens Theatre**

5.2.15 The market advice has shown there is a strong demand for venues to hold Asian weddings with the venues needing to accommodate the large number of guests. Initial discussions with members of the Asian community have shown this demand is still very much in existence.

5.2.16 By creating a multi-functional space and incorporating the original theatre features the use can be utilised for other leisure uses as described and shown in the architect's report.

5.2.17 The property market advise has proposed two options for the building. The proposed layouts are shown in Appendix F and the cost plan in Appendix H.

5.2.18 The two options are:

- Option 1, multi-functional hall in the Queens Theatre building and residential apartments in the Princes Hall.
- Option 2, multi-functional hall in the Queens Theatre and a mixed-use development in the Princes Hall including retail, small food court, courtyard and residential to the upper floor.

5.2.19 The development appraisals are in Appendix I. When preparing the appraisals, the following assumptions have been made.

- With respect to Option 1, the construction costs used are from the cost estimate and are made up of 'safeguarding existing building' costs and conversion costs. The residential units will be fully fitted out.
- With respect to Option 2, the construction costs used are from the cost estimate and are made up of 'safeguarding existing building' costs and conversion costs to Category A shell and core finishes for the commercial area and the residential units fully fitted.
- We have assumed a site value of £1 as it has a nil value.
- We have assumed that the client will commission the safeguarding and conversion works, therefore no developers profit has been included.
- With respect to both options, two appraisals will be completed expressing residential income as firstly outright sales and secondly the investment value of the apartments if retained and rented.

### Results

- Option 1a - leisure to Queens Theatre and residential (outright sale) in Princes Hall shows a deficit of £11,758,000.
- Option 1b - leisure to Queens Theatre and residential (retained and rented) in Princes Hall shows a deficit of £11,798,900.
- Option 2a - leisure to Queens Theatre, mixed use to Princes Hall and residential (retained and rented) on upper floor of Princes Hall shows a deficit of £12,537,600.
- Option 2b - leisure to Queens Theatre, mixed use to Princes Hall and residential (outright sale) on upper floor of Princes Hall shows a deficit of £12,501,800.

5.2.20 Gap funding will be required to make all the options financially viable.

## 5.3 Funding

5.3.1 The following funding options should be explored with the Stoke-on-Trent Heritage Trust whilst developing the strategy for bringing the buildings back into use. Funding options may be available for different stages of the strategy for bringing the buildings back into use.

- The National Lottery Heritage Fund
- One Public Estate / Homes England
- Levelling Up Funding
- Cultural Development Fund
- Architectural Heritage Fund
- Philanthropic investment

## 6 Risks

6.1.1 The following risks should be assessed and mitigated when developing a strategy for bringing the buildings back into use.

- The building condition reports and the repair cost estimates within them are based on visual inspections of areas that were safe to survey and drone footage for the roofs and exterior features alongside anticipated costs for areas out of bounds due to the presence of asbestos containing materials, structural instability or health and safety hazards. Further inspections are required to confirm the repair costs.

- Not undertaking safeguarding works and further investigation of the buildings immediately leading to a risk to the public and to buildings alongside greater costs in repairing the buildings leading to greater costs further downstream.
- Cost estimates for the repair, alteration and refurbishment of the buildings are based on limited concept design information and understanding of the heritage significance of the buildings at this stage and should be treated as an “order of cost” only until further detail can be provided.
- The viability appraisals have used assumptions of rental value where direct comparables were not available. These value assumptions will only be firmed up once marketing has been progressed which involves making the buildings safe to allow site visits.
- The appraisals have used conversion costs for assumed fit outs, the exact nature of the fit out and the more accurate costs will only be known when detailed negotiations have been undertaken with end users.
- The appraisals have used capitalisation rates for the rental income based on the likely end users, these rates will be firmed up when the specific end users and their covenant strength are known.
- Gaining local support for the proposals for each building will be important to ensure they act as catalysts for wider regeneration of Burslem.

## 7 Conclusions

- 7.1.1 It is clear from the previous studies and the work undertaken as part of this study, that Burslem and the city of Stoke-on-Trent is rich in cultural, creative and industrial heritage. The decline in the potteries industry has left the door ajar for Burslem to capture a new essence, but the need to transition from a past dominated by the pottery industry to a new future can be well served by reimagining and respecting existing assets within the town with a contemporary approach that meets local needs.
- 7.1.2 This study showcases options for bringing three of Burslem's finest assets back into use, but each of the options will need a considerable and coordinated effort to achieve this goal. It is also the case that a patient and persistent approach will be needed, not only to secure investment and operators but also to ensure the sustainability and longevity of the investment. Achieving sustainability and longevity will be linked to reflecting the vision and needs of the existing community.
- 7.1.3 The decline of these buildings would also lead to the decline of the heritage, culture and community evident within Burslem and as such further decline must be halted and investment opportunities sought via wide ranging and diverse avenues. The nature of sustainably re-invigorating a town's social and economic fabric is such that the vision may be clearer than the route, but ongoing discussions with a multitude of actors will invariably bring the vision and the route closer together.
- 7.1.4 There have been a number of previous attempts to bring back the buildings into use, but these attempts have not been successful. Undoubtedly, the costs associated with bringing back into use buildings with the heritage value of these buildings has been a factor. The consented scheme for the

Wedgwood Institute identifies that there is feasibility of bringing back into use a Grade II\* listed building, despite the obstacles. However, in this instance the magnitude of the risks involved led an organisation to pull out of the delivery and operational phase despite incurring significant expenditure already.

- 7.1.5 The design options for each building provide visions that need to be tested and developed with a broad range of stakeholders: prospective funding partners; investors; operators; local businesses and organisations and the wider community. A strategy for each building will emerge through these discussions.
- 7.1.6 With the proposed uses for each building looking to bring new employment and new visitors to the town both by day and by evening, one of the critical factors in realising this aim will be ensuring Burslem is accessible by multiple modes of transport. Car parking is identified as a potential constraint for large scale events such as those identified for the Indoor Market and Queens Theatre. Equally, accessibility by sustainable modes of transport could potentially be improved. It is understood Stoke-on-Trent City Council is looking at options to improve accessibility by public transport to Burslem. The next steps section of this report looks to understand parking needs in the town centre.
- 7.1.7 The building condition reports highlight the poor condition of the buildings. Without investment these buildings will continue to decline. With each day that passes the costs to repair the buildings increases. The building condition reports identify safeguarding tasks and costs which should be actioned immediately. These will reduce risk to persons in or near the building and the building itself whilst also enabling persons to safely enter all areas of the building and therefore survey and assess fully the estimated repair costs. The estimated safeguarding costs are below:
- Indoor Market - £118,500.
  - Queens Theatre - £325,669.
  - Wedgwood Institute - £177,750.
- 7.1.8 The estimated costs of repairing the buildings including a 20-year maintenance programme is as follows. Due to safety issues, it was not possible to survey all areas of the building. The costs in the report and below are based on a visual inspection of all the areas that were possible to survey, and an assessment of the anticipated costs based on inspections completed on site from safe locations; the available drawings; experience of similar buildings where it was not possible to survey certain areas. Further detail is in the reports within Appendix E.
- Indoor Market - £2,642,538.
  - Queens Theatre - £5,900,874.
  - Wedgwood Institute - £3,985,728.
- 7.1.9 The cost plans identify the costs for the repair, restoration and refurbishment of the building and its historic fabric with a Category A fit out. Costs also include building works, contractors' preliminaries, overheads and profits, project and design fees, risks and contingency. Costs are as follows:
- Indoor Market - £5,380,000.
  - Queens Theatre – Option 1, £12,310,000; Option 2, £12,760,000.
  - Wedgwood Institute – Option 1, £9,020,000; Option 2, £9,560,000.

- 7.1.10 The development appraisal including viability assessment identifies that unless these buildings attract significant funding these properties will not be brought back into use and as such will continue to decline. Market-led options are therefore not possible for any of these buildings. Investment will need to come from the public sector or other sources.

## 8 Next Steps and Recommendations

**a) Make the building safe, complete surveys and develop comprehensive understanding of the buildings and the costs to bring them back into use whilst also enabling prospective interested operators into the buildings.**

- Undertake the immediate safeguarding works recommended within the Building Condition Reports for each building. It is recommended the safeguarding works are undertaken as a package of works, planned and executed in the same programme. Once safeguarding works are complete, people will be able to safely enter the buildings to conduct work and to visit.
- Upon completion of the safeguarding works, survey the areas that were not possible to survey in the Building Condition Reports appended to this document due to safety implications. This will give a robust understanding of the condition of each element of the buildings and a projected works costing based on the specifics of each building.
- Further investigations for each building are also identified within the building condition reports as follows:

### **Indoor Market**

- Structural survey of the building as a whole but with particular attention to the adjoining wall and roof structure.
- Asbestos survey.
- Damp survey.
- Investigation to determine suitability of all electrical installations for retention and reinstatement.

### **Queens Theatre**

- Full specialist assessment of all structural timbers to assess the extent of those requiring replacement.
- Input into the above and other areas by a structural engineer.
- Drainage survey.
- Other specialist surveys as identified in the schedule.
- Physical touch survey to high level stone elements.
- Close inspection of roof.
- Investigation to determine suitability of all electrical installations, LTHW pipework and gas pipework installations for retention and reinstatement.

### **Wedgwood Institute**

- Full specialist assessment of all structural timbers to assess the extent of those requiring replacement (up to 40% in a pre-2009 report prepared by H&R).

- Input into the above and other areas by a structural engineer.
  - Review of the allowances and assumptions made within this document by a Building Surveyor
  - Drainage survey.
  - Specialist inspection of the terracotta elements by a conservator.
  - Investigation to determine suitability of all electrical installations, LTHW pipework and gas pipework installations for retention and reinstatement.
- Undertake measured surveys of all the buildings, including the retail and residential units in the indoor market to accurately record the building dimensions including GIA and NIA. Laser scanning is advised as it is quicker, more accurate and cheaper and it can be used to provide 3D imagery that can in turn be used by architects to model buildings.
  - Investigation of the brickwork finish below the plaster in the Indoor Market.
  - Full land referencing of title deeds and ownership details of each property, for example restrictive covenants, easements and wayleaves attributed or constrained to the properties and associated land. Explore particular enquiry regarding the ownership of an unregistered plot in between the freehold title (SF537786) of the Indoor Market next to the Keates Street entrance.
  - To understand options related to partial demolition at the Wedgwood Institute, commission a Conservation Architect to undertake a Statement of Significance.

**b) Secure funding**

- Develop a funding strategy and open up targeted discussions with prospective funding partners based on heritage value and levelling up.

**c) Secure the properties**

- Once buildings are made safe and where appropriate, use property guardians to secure the buildings. A modest income may be achievable via this route too.
- Understand tenancy arrangements for occupants of retail units in Burslem Indoor Market.
- Secure vacant possession of the residential properties in Burslem Indoor Market when the existing tenancy expires in 2024.

**d) Secure operators**

- Share the feasibility study with parties known to have expressed interest in the buildings during the development of the high-level market appraisal to determine if they want to take further.
- Share the feasibility study with key stakeholders such as education and training providers, key local businesses and cultural institutions to establish their interest in the buildings.

- Build a communication strategy providing confidence for prospective investors and the community that the council will be working to get these buildings back into use over the short and medium term.
- Undertake informal soft market testing exercise with local, regional and national operators to discuss their views on how to maximise the potential and opportunities presented by the buildings. Ideally invite interested parties to the buildings once they are safe.
- Develop a business plan for each of the buildings combining the council's vision and objectives alongside the prospective operators.

**e) Develop a strategy for bringing forward the buildings for re-use**

- Look for routes to list Queens Theatre and Burslem Indoor Market on the Heritage at Risk Register. Listing criteria focuses on Grade I and Grade II\* Listed Buildings and so it may be that the opportunity to list the Conservation Area is appropriate. This may open up avenues of funding.
- Determine objectives for each of the buildings, essential and desirable. This may include prospective terms for the disposal or lease and management of each building.
- Develop a risk assessment to sit alongside the strategy.
- Develop a 'reference log' of case studies of regeneration based projects that are relevant to how you see Burslem developing. Identify case studies where it would be beneficial to talk to counterparts within Local Authorities to talk through next steps. This can be used in stakeholder engagement across the board and to brief future design teams. This reference log has been started as part of the feasibility study. See Appendix B.
- Undertake Stakeholder Engagement and or develop a stakeholder engagement strategy to ensure the objectives and strategy for bringing back the buildings is sustainable and supports local aims and ambitions.
- Establish if there is funding and an appetite for a creative and cultural programme of small-scale events or a festival in Burslem that celebrates Burslem's heritage and community. It is suggested that a small but critical mass of local businesses and organisations could drive this. This could capture what local people want for their area and who the stakeholders are that might drive this locally led change.
- Develop a map of competing and complementary assets in the local area i.e., comedy venues, affordable workspace providers, artistic studios. This work has been initiated by the architects.
- Develop a Burslem Town Centre Car Parking Assessment and Strategy brief with the aim of understanding parking needs in the town centre. This study should look at existing capacity, how the spaces are used during different times of the day, opportunities to meet demand which allows for demand over the short, medium and long term to 'future proof' any proposals as the transition

to low carbon forms of transport takes place. The study may need to include parking for coaches; opportunities to work with local businesses with car parks that are not used to capacity all the time such as B&M and Port Vale Football club; opportunities for use of brownfield land such as that on Woodbank Street for a 'meanwhile' option. Other sites that have been identified for further investigation by Council Officers include the Former Day Care Centre on Jenkins Street, 'Land off Hall Street' and 'Land off Cleveland Street'.

- Consider the role of a place-based strategy for bringing more footfall to the town centre. This may include looking at:
  - The daytime and night-time economy.
  - Events and cultural programmes.
  - Offer of meanwhile spaces or 'pop up shops' in vacant shops.

**f) Where a prospective operator is confirmed alongside funding:**

- It is assumed that any funding offers will be conditional on having end users identified, therefore the marketing campaign will run in parallel with the funding.
- Once users have been identified, enter into negotiations with prospective operators to agree the level of fitout required and specific requirements not covered by the architect's report.
- Agree Heads of Terms before instructing solicitors setting out the agreed specification, length of lease and financial commitment.
- If the option is made to progress the 100% residential in Wedgwood and Princes Hall, it is likely that the project will be carried out by a third party. All other options, it is assumed because of the complexity and cost of the works this will be carried out by Stoke-on-Trent City Council (or development partner) but not the leisure and commercial end user.

## **Appendix A– Emerging Stakeholder Engagement List**

Arts Council England

Barewall Art Gallery

The National Lottery Heritage Fund

Historic England

Our Burslem

Port Vale Football Club

Potteries Heritage Society

Re-form Heritage

Titanic Brewery

Wedgwood

## Appendix B – Emerging Case Study Reference List

**Goole Market Hall** - A £3.8 million project, due to complete in 2025, which is part of plans to boost economic activity and create an attractive environment within the centre of Goole which suffers from high retail vacancy rates. The Market Hall redevelopment is a project within the Town Investment Plan.

**Peckham Levels** – A Council owned multi-storey car park brought back into use via a competitive process. The long-term lease was awarded to a social enterprise with social value outcomes included in the provisions alongside revenue for the Council. The space provides subsidised and affordable workspaces for local SMEs, discounted community spaces for hire alongside venues for eating, drinking and events including small musical concerts.

**Oldham Town Hall** – The Grade II Listed Oldham Town Hall has been brought back into use as a cinema. The re-development retains many architectural features and decorations, whilst allowing the building to have a new use. The existing ballroom, council chamber, committee rooms and court rooms have been kept and transformed into cinema screens. A new extension, a translucent glass light-box, has been built to create a new façade.

**Wilton's Music Hall** – A Grade II\* Listed Music Hall brought back into use after a long and sustained campaign by local people, including celebrities, to secure its future. During the 1980's essential repairs were undertaken with the formation of a charitable trust when funds became available. Although in poor repair, it was used for filming and theatrical productions. Momentum continued to grow both in terms of securing funding for capital works and the use of the building for artistic programmes. In 2015 works ensured the building was once again structurally sound and the building was opened on a full-time basis.

## **Appendix C – Site Location Plans**

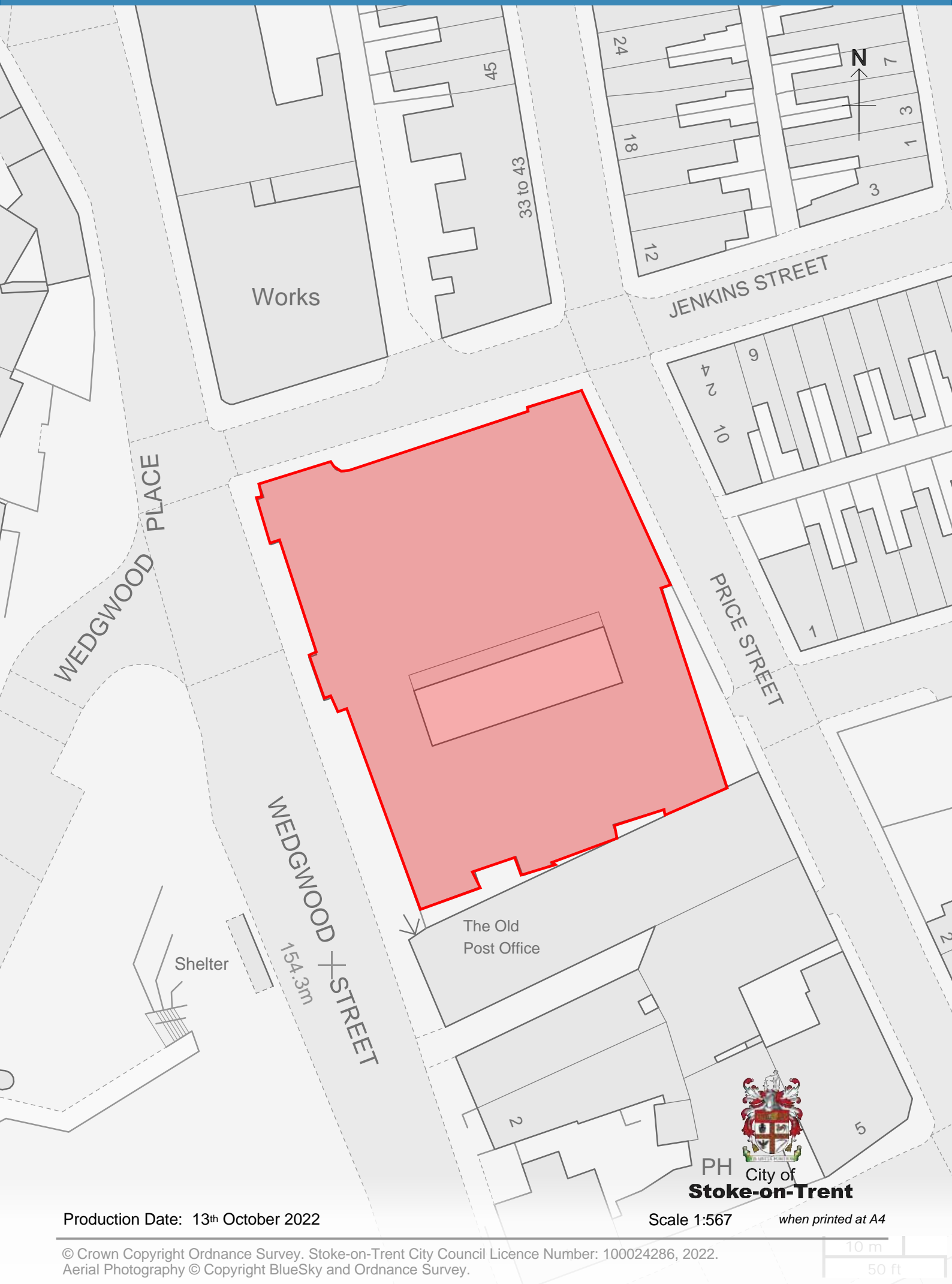
# Burslem Indoor Market

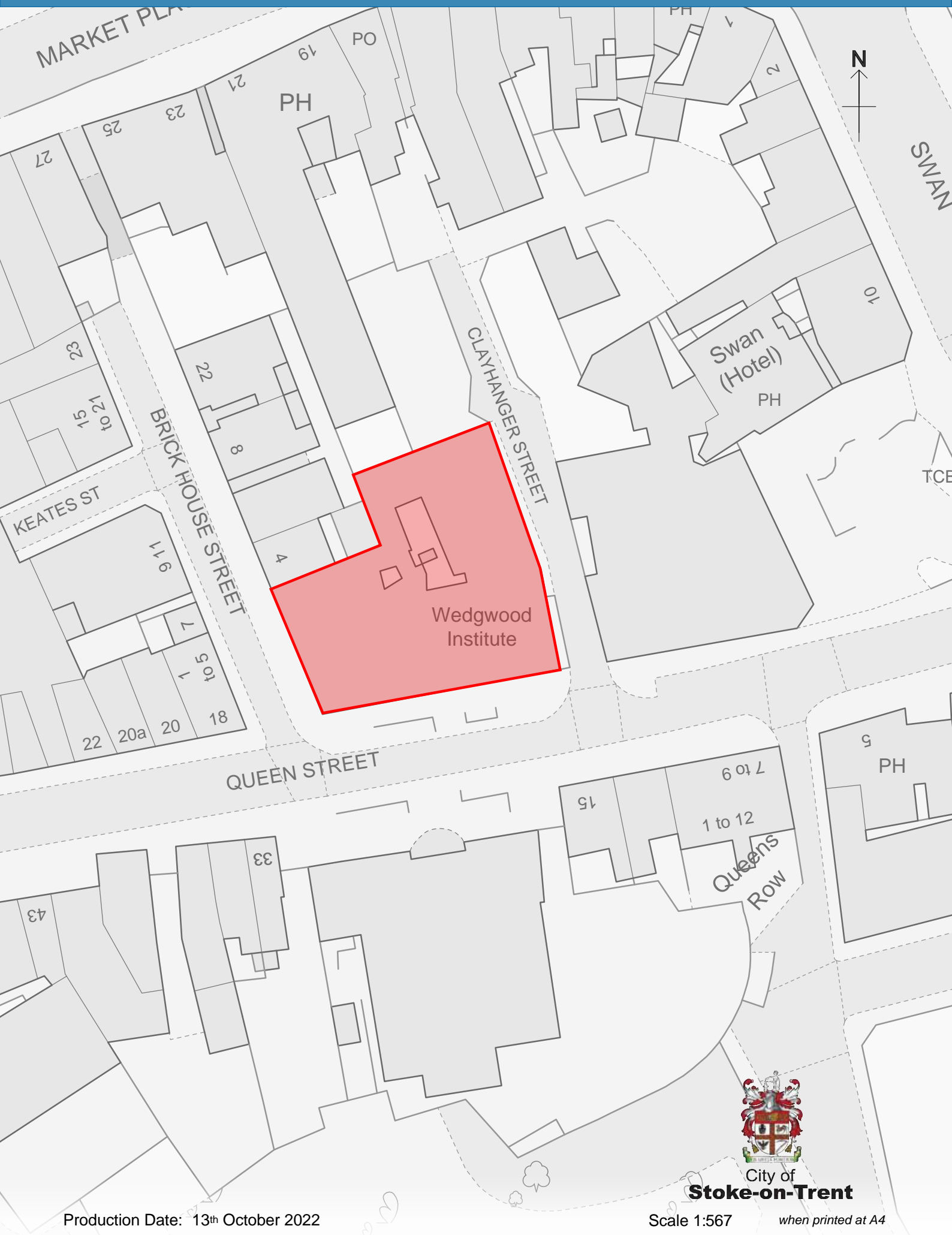


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## Appendix D – Historic England Listings

# Burslem Market Hall

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1483420**

Date first listed: **12-Dec-2022**

List Entry Name: **Burslem Market Hall**

Statutory Address 1: **Burslem Market Hall, Queen Street, Burslem, Stoke-on-Trent, ST6 3EG**

**This List entry helps identify the building designated at this address for its special architectural or historic interest.**

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

**Understanding list entries** (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

**Corrections and minor amendments** (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **Burslem Market Hall, Queen Street, Burslem, Stoke-on-Trent, ST6 3EG**

**The building or site itself may lie within the boundary of more than one authority.**

District: **City of Stoke-on-Trent (Unitary Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SJ8680549752**

# Summary

A market hall with shops and offices of 1879 designed by E M Richards, the Burslem Board Engineer and Surveyor, built by Messrs H and R Inskip of Longton (brick and stonework), and Messrs Hill and Smith of Brierley Hill (roof).

## Reasons for Designation

The Market Hall, Queen Street, Burslem, is listed at Grade II for the following principal reasons:

Architectural Interest:

- \* it is an early example of a large market hall using new structural technologies of a wide span iron roof and patent glazing system;
- \* the design uses Gothic style to effectively realise the building's function as a market hall in a constrained town centre plot;
- \* the market hall survives much as built and retains its original patent glazed iron roof and stalls, and good quality detailing.

Historic Interest:

- \* the building was at the centre of Burslem's commercial life for over a century and gives insight into the town's wealth, status and civic ambition in the late-C19.

Group Value:

- \* the market shares group value with the neighbouring near contemporary Wedgewood Institute as well as the adjoining shops at 36-40 Queen Street.

## History

In 1877 Burslem's Local Government Board sanctioned loans of around £25,000 for a new market hall. This sum covered the costs of land and a building incorporating shops to the street frontage with offices above them. The resulting Gothic style hall was designed by EM Richards, the local board's engineer and surveyor. Messrs H and R Inskip of Longton carried out the brick and stonework, and Messrs Hill and Smith of Brierley Hill constructed the glazed roof which used WE Rendle's (1820-81) new patented system.

A memorial stone containing coins and a newspaper of the day was laid on the 13th March 1878 by the local MP, Mr Robert Heath, and the hall was formally opened on 14 August 1879 by Alderman Thomas Hulme, Burslem's first mayor. The opening ceremony was of some scale, demonstrating the civic pride invested in the new building. Contemporary newspaper reports recorded large crowds turning up to view a procession to the new market formed by the fire and police brigades and the rifle volunteers and their band.

In the late 1990s murals were added to the Market Passage and Keates Street entrances. The market closed in 2003 after its condition was judged unsafe. Since that time the Queen Street shop units have had a range of commercial uses, and the floor above the shops has been in use as flats.

## Details

A market hall with shops and offices of 1879 designed by E M Richards, the Burslem Board Engineer and Surveyor, built by Messrs H and R Inskip of Longton (brick and stonework), and Messrs Hill and Smith of Brierley Hill (roof).

PLAN: roughly rectangular, orientated north / south, with a front elevation of shop fronts to Queen Street in the south which extends beyond the width of the main hall to both east and west.

MATERIALS: red brick with stone details, patent glazing and iron roof, timber doors and windows.

EXTERIOR: walls are red brick in Flemish bond with rendered stone detailing. The hall is spanned by a pitched, patent glazing roof which has parapet gables to north and south. The south gable abuts the rear slope of the pitched tiled roof covering the shops to the front; the shops' roof runs at right angles to the hall roof with its gables to east and west. The roof to the shops has a brick chimney stack at either end, and a further four stacks across the ridge with a seventh stack centrally in the north slope of the roof.

The building's principal elevation faces south to Queen Street; it is symmetrical at first-floor level where it is divided into nine bays by its tall pointed-arch windows. This symmetry is not followed at ground floor level where a large central shop front occupies two bays and other bays have either a single shop front and door, or a single door up to the offices (now flats) and double door through to the market hall. All ground floor bays but the central, largest shop front are enclosed within a broad, rendered stone arch surround. The arch surrounds are very gently pointed, almost round, except for the two over the entrance passages through to the hall which would rise to a sharp point within the cill of the first floor windows had they not been truncated by a chamfered stone cornice which is continuous along the building at first floor cill level. The jambs of the arch surrounds are indented to accommodate short columns with carved foliate capitals and shafts of polished granite. The capitals carry a cornice from which springs a simple concentric moulding to the base of the stone arch surround. Where the short cornice is continued between the columns either side of neighbouring arches, it is embellished with a carved diamond both above and below, except where space has been left to accommodate down pipes. A stone platband marking the division between ground and first floors runs the length of the building above the crown of the rounder ground floor arched surrounds. This platband is crossed at right-angles by vertical stone bands which rise in line above the jambs of the pointed arches over the two entrance doors through to the hall and the doorway of the larger central shop front.

The smaller shopfronts have stallrisers, all of which are in blue brick except that in the archway immediately east of the large central shop unit which has one in red brick. The smaller shops all have a single doorway set back from the street with mosaic tiling in front of it and a window to the side. The glazing is either one single large window or two windows; one of a single large pane, the other divided by transoms. Above the shop windows are friezes for signage, with the head of the arch above that filled with multi-paned windows. The arches enclosing the entrances lack a frieze but have windows above the doors to fill the head of the arch. The larger, central shopfront has fluted pilasters to its sides, two large window panes with a transom over to the west, then curved transom windows either side of a doorway to the east with black and white checked tiles in front of the door. Above the window is a frieze which steps up to a higher central section.

At first-floor level, the nine bays take the form of a recessed panel between pilasters with the panels having a dentil detail at their tops. Three of the bays are narrower and six wider with the narrower bays corresponding with the entrance passageways and door to the large central shopfront, and the wider bays corresponding with the standard size shopfronts below. The windows within the bays have 10 lights divided by a single mullion and four transoms, with the top pair of lights arched to fit the window head, they appear to be late-C20 replacements. The windows are in deep reveals set back two stepped brick lengths from the plane of the wall. The surrounds over the window heads are in stone, these follow the jamb of the window down to join a platband which links all the windows at the level of their third transom up from the bottom. Below the eaves is another plain stone platband. Each window has an iron balcony fixed below and above the cornice which acts as a cill.

The east, side elevation is exposed only at the end of Keates Street where in a lean-to porch there is a double door in a pointed arch surround. The west elevation is abutted by surrounding properties. The rear, north elevation to Market Passage is brick rendered to look like stone blockwork, solid with the exception of a pair of double doors in a pointed-arch surround.

INTERIOR: there are two entrance corridors through to the hall from Queen Street. The main hall is one open space spanned by the patent glazing roof. Floors are stone flags. Pairs of stalls under large arches line both east and west sides of the hall, some retaining shop signs and decorative and lettered glazing. The roof is supported by five curved trusses in rivetted wrought iron which cross the whole of the hall from east to west. These trusses are supported by pairs of cast iron columns which are joined by their decorated capitals. The roof trusses spring from the front capitals, while the rear capitals support the round arches over boarded-over windows to the storage areas above the stalls on the east and west sides of the hall. The spandrels of the trusses are decorated with floral designs within circular borders.

The north wall of the hall has six, pointed-arched recessed panels. Below the second from the west of these panels is the double-height enclosed porch housing steps up to the doors to the main entrance on Market Passage. In the third arch from the east is an inscribed stone commemorating the opening of the Market Hall in 1879. Some later stalls have been added against this north wall.

The ground floor level of the south elevation is the backs of the Queen Street shops. It is irregularly divided by pilasters and panels which correspond with those of the Queen Street shop units which align with the hall. The spaces between the pilasters have windows and panelled doors, mostly blocked, some with shop signs. The eastern and westernmost sections contain doorways through to Queen Street. At first floor level are five symmetrically arranged large, three-over-two sash windows.

## Sources

### Other

‘Burslem Vegetable Market: Government Inquiry’ in The Staffordshire Daily Sentinel, 17 May 1877.

‘Burslem Vegetable Market: Laying the Memorial Stone’ in The Staffordshire Daily Sentinel, 14 March 1878.

‘Opening of Burslem Market’ Birmingham Daily Post 15 August 1879

‘Opening of St John’s Market at Burslem: Municipal Festivities’ in The Staffordshire Daily Sentinel, 15 August 1879.

Burslem Conservation Area Appraisal - City of Stoke on Trent November 2011

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map

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End of official list entry



# Queens Theatre

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1480655**

Date first listed: **13-May-2022**

Statutory Address 1: **Billet Lane, Hornchurch, RM11 1QT**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

**Understanding list entries** (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

**Corrections and minor amendments** (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **Billet Lane, Hornchurch, RM11 1QT**

**The building or site itself may lie within the boundary of more than one authority.**

County: **Greater London Authority**

District: **Havering (London Borough)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ5392587481**

## Summary

Theatre, opened in April 1975 and designed by R W Hallam of the London Borough of Havering architects office with N W T Brooks as project architect.

## Reasons for Designation

Queens Theatre in Hornchurch, Essex, opened in 1975, is listed at Grade II for the following principal reasons:

Architectural interest:

\* as a well-designed and stylistically strong example of a 1970s theatre which makes a strong contribution to its setting and continues in use as designed; \* for the survival of its character and design as built, with few alterations and retention of the key internal spaces; \* as a surviving example of the 1970s design philosophy for theatres with a thrust stage which provided a closer link between performers and audience and gave the whole auditorium a clear view of the stage; \* for its setting as part of a civic quarter.

Historic interest:

\* as a good example of a local authority designed and built town theatre which were very popular at the time and of which few examples survive without significant change; \* as evidence of how social change in the late C20 was reflected in theatre design and function.

## History

In the post-war era, and in the context of reconstruction and the provision of better urban and municipal services, many urban centres were provided with 'cultural quarters' which included libraries, concert halls and theatres. These were often combined with enlarged municipal offices and other public services such as police and fire stations. The theatre was also given an open setting, standing next to a small public park.

The current Queens Theatre building replaces a former theatre also called the Queen's. This was opened in the same year as Queen Elizabeth II's coronation in 1953 and named so for that reason. That building originated as a cinema which was built in 1913. It was used as a storage depot during the Second World War, first for medical supplies and latterly for furniture removed from bombed buildings. The building was compulsorily purchased after the war and in 1950 the Hornchurch Theatre Trust was formed and took on the project of converting the building into a theatre. The theatre was home to the first professional theatre company to be established by a local authority. The converted building closed in 1970 because of structural problems and was subsequently demolished.

The decision was taken to construct a new theatre in a different location and the current building, located in an urban yet green setting on Billet Lane, and grouped with other civic buildings, is a reflection of the trend for civic theatres which was increasingly prevalent at the time, beginning with Frederick Gibberd's civic square in Harlow, Essex; other examples include the Reading Hexagon and most notably the Sheffield Crucible. The building was designed by R W Hallam and N W T Brooks of the Havering borough Architects Office and the cost was £750,000. It was built at a time of budgetary constraint and during the three-day week. The theatre was opened by Sir Peter Hall, Director of the National Theatre, on 2 April 1975 in a large ceremony accompanied by the Romford Drum and Trumpet Band. The theatre retains photographs from the event, and it is recalled by the plaque unveiled on the day. The building remains in use as a theatre and has been the home of several productions which went on to have successful runs in London. While the theatre continues to be mostly used for live theatre performances it is also on occasion used to screen films. The Queen and Prince Philip visited the building in 2003 to commemorate the 50th anniversary of the founding of the theatre on its original site. This is also commemorated with a plaque retained by the theatre.

The building has recently undergone refurbishment, and other changes include alteration of the former bar area to form a learning space and the translocation of the bar to the foyer area to improve access. Other changes include replacement of original doors with fire safe units, and replacement of the office windows. The roof covering for the sides of the auditorium have also been replaced with tiles of similar appearance to the originals which remain on the entrance frontage.

# Details

Theatre, opened in 1975 and designed by R W Hallam and N W T Brooks as project architect, of the London Borough of Havering Architect's office.

**MATERIALS:** the building is constructed of blue and buff engineering brick, set on a concrete beam substructure with glazed panels and steel beams topped by veneer fascias forming the remaining exterior walls. The roof structure is of braced steel trusses and is covered with a slate roof to the auditorium and a bitumen felt roof to the remainder of the building.

**PLAN:** the building has an overall L Plan, with the main block a large rectangle, with a projecting wing to the south, the main doorway is accessed via an off-centre canopied entrance way projecting from the west elevation.

**EXTERIOR:** the main entrance is in the west elevation and is reached by a flat-roofed canopy extending over a concrete stairway with chunky square profile railings. All the other entrances to the building above the plinth are via stairs with similar railings. The entrance is a pair of double metal framed and glazed doors giving access to the foyer. The elevation is composed of tall glazed panels of smoked glass resting on a thick white painted concrete base and set between I-profile vertical steel beams which reach over the lower horizontal band and reach up nearly to the top to a thick white fascia above with a further narrow band to the edge to the roof. This is all cantilevered out over a podium of blue bricks laid in stretcher bond and with raked pointing.

To the side of the entrance is a low wall with a LED lit sign of orange letters stating QUEENS THEATRE. The north and south elevations have the same large glazed panels set within vertical I-profile steel beams which stretch eastward the length of the public foyer within. The remainder of the elevation, demarking the backstage and office areas, is of buff brick also set within vertical steel beams which creates a consistent rhythm of vertical subdivisions. There is a double leaf door to the foyer at the edge of the glazed section and there are two narrow horizontal bands of windows to the left of the north elevation demarking the offices and dressing rooms.

The slope of the land southwards creates a higher plinth to the east elevation and there are louvered ventilation panels for plant and air conditioning spaces. The rear (east) elevation is not glazed but has the same brick infilled vertical panels set between steel beams. There is a secondary access stair to the right of the elevation which leads to the stage door and gives access to the offices and dressing rooms and rehearsal spaces. The elevation is part glazed to the left of the door and there is a further two leaf doorway off centre to the left.

The south elevation has a projecting section to the right which has a full height roller door within one of the panels and a door to the right with glazed panel above filling the remainder of the panel. The roof comprises the slated auditorium roof rising from the flat roof of the foyer and backstage areas. The brick fly tower rises behind and has large back-lit Qs on the corner of each elevation.

**INTERIOR:** the foyer is accessed from the main entrance and is a full height space with timber boarded floor and a non-original wood effect square panel ceiling. The glazing is also full height and comprises all of the exterior walls. The box office is located within a curved wall

which marks the shape of the rear of the auditorium and was formed from three openings which previously led to a balcony over the bar area. The foyer wraps around 3 sides of the auditorium and to the north and south sides there are openings with raked ceilings, and stairs down to the original bar area. This is now converted to a learning space and WCs with later glass and metal framed partition walls forming the divisions. The staircases are original.

Access to the auditorium is to either side of the foyer via black double leaf doors accessing the ante room which in turn leads to the Auditorium proper. This wall is where the backstage section also begins (north and south). The Auditorium retains its original banks of 508 individual folding seats with armrests and red upholstery. The walls are lined with timber veneer panels with handrail. Several of the chairs can be removed to allow wheelchair access. The thrust stage projects from the proscenium with a curved apron, and is partly set above the orchestra pit set behind and below the curve of the stage.

To the rear of the auditorium is the archive, reached by a concealed door in the vertical timber panelled wall. To the corner is a staircase giving access to lighting and projection room, and further above is the bridge for access to high level machinery. The diagonal braced steel roof structure is visible. Behind the stage the fly tower rises to full height and contains machinery for undertaking scene changes. To the south of the main stage is the double height set workshop which has a large metal roller door out to the loading bay. The basement, which is located within the plinth of the building, is of exposed brick set within the concrete beam substructure. The space is divided and contains the furniture store, props store and plant and air conditioning equipment. This list entry was subject to a Minor Amendment on 7 June 2022 to update text

## Sources

### Books and journals

Benton, T, *The Changing Face of Hornchurch*, (1999), 101-2

Cherry, B, O'Brien, C, Pevsner, N, *The Buildings of England: East London*, (2005), 178-9

Fair, A, *Modern Playhouses*, (2018), 107

### Websites

Queens Theatre on Cinema Treasures, accessed 03/03/2022 from <http://cinematreasures.org/theaters/30243>  
(<http://cinematreasures.org/theaters/30243>)

TheatresTrust Database - The Queen's Theatre (ii) Billet Lane, Hornchurch, accessed 01/03/2022 from  
<https://database.theatretrust.org.uk/resources/theatres/show/2050-queen-s-ii->  
(<https://database.theatretrust.org.uk/resources/theatres/show/2050-queen-s-ii->)

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map

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# FORMER WEDGWOOD INSTITUTE (PUBLIC LIBRARY)

## Official list entry

Heritage Category: **Listed Building**

Grade: **II\***

List Entry Number: **1195840**

Date first listed: **19-Apr-1972**

Statutory Address 1: **FORMER WEDGWOOD INSTITUTE (PUBLIC LIBRARY), QUEEN STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

**Understanding list entries** (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

## Location

Statutory Address: **FORMER WEDGWOOD INSTITUTE (PUBLIC LIBRARY), QUEEN STREET**

The building or site itself may lie within the boundary of more than one authority.

District: **City of Stoke-on-Trent (Unitary Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SJ 86866 49748**

## Details

SJ 8649 NE, 613-1/10/20

STOKE ON TRENT, BURSLEM, Queen Street (north side), Former Wedgwood Institute (Public Library)

19.04.72

G.V.

II\*

Public Library, the former Wedgwood Institute, built as library, art school etc. in 1869. Original plans prepared by G. B. Nichols of Wolverhampton, design modified by Robert Edgar and John Lockwood Kipling. Brick with terracotta dressings and plain tiled roof. 2 storeys, a richly ornamented facade with central doorway in slightly advanced gabled porch enriched with terracotta frieze and shafts to arched entry, flanked by busts in shallow niches, and with tiles around the archway. It is surmounted by a bust of Josiah Wedgwood. Windows form a continuous arcade on both storeys, and between the storeys, are 10 bass relief terracotta panels by M. H. Blanchard or Rowland Morris which depict processes in the manufacture of pottery. Above the upper windows, a further series of terracotta panels set in

arcading illustrate the months of the year, and over them, a further arcade with mosaic signs of the zodiac. Heavy eaves cornice carried on console brackets with a terracotta frieze of pierced quatrefoils above. The architectural ornamentation, though not the applied sculpture, continues round the side elevations for several bays.

(SOURCES: The Buildings of England: Pevsner N: Staffordshire: Harmondsworth; The Victoria History of the Counties of England: Pugh R. B.: Staffordshire: Oxford: 1963-).

Listing NGR: SJ8686649748

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **384470**

Legacy System: **LBS**

## Sources

### Books and journals

Page, W, The Victoria History of the County of Stafford, (1963)

Pevsner, N, The Buildings of England: Staffordshire, (1974)

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

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Map

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## **Appendix E – Building Condition Reports**

# 20 Year Forward Maintenance Condition Report

Stoke-on-Trent Council  
Burslem Indoor Market  
22 Queen Street, Burslem, Stoke-on Trent  
ST6 3EG

May 2023  
Version 8



## CONTACTS



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## VERSION CONTROL

Version	Date	Author	Changes
1	19/12/2022		Draft
V2	20/12/2022		QA revisions and drone footage additions.
V3	26/01/2022		Amendments following feedback: - Added excutive summary - Changes made to some of the items within the condition survey
V4	10/02/2023		Amendments to basis of costings summary and minor amendments
V5	16/02/3023		Correction of costing totals
V6	02/05/2023		Minor amendments
V7	31/05/2023		Minor amendments
V8	02/06/2023		Minor amendments

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<b>SECTION ONE</b>	General Details Report and Executive Summary
<b>SECTION TWO</b>	Forward Maintenance Condition Report
<b>SECTION THREE</b>	Costings

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## **APPENDICES**

<b>APPENDIX A</b>	Photograph Schedules
<b>APPENDIX B</b>	Site/Floor Plans
<b>APPENDIX C</b>	Survey Definitions



# **SECTION ONE**

## **GENERAL DETAILS REPORT AND EXECUTIVE SUMMARY**

# 20 Year Forward Maintenance Condition Report

## Executive Summary



**Burslem Market**

Ref:

**10058693**

Summary of Condition	The building is in poor condition. Most of the internal fixtures and fittings have suffered from decay. Leaking rainwater goods, significant mould, vegetation growth, decaying timber panelled ceilings and evidence of structurally unsound sections of flooring were observed. Externally brickwork was in fair - poor condition. A section of wall adjoining a shop on Keates Street has a significant structural lean evident. It is not clear if this defective brickwork forms part of the market hall structure or has been built alongside. Urgent remedial attention is required to the affected structure, which presents a health and safety hazard to users of the adjoining courtyard. The pitched roof where viewed from vantage points appears in poor condition. The majority of the MEP installations are redundant and not completely intact. The building has remained unoccupied for several years and it was evident during our inspection that this has had a detrimental impact on the services installations.	
Safeguarding Works & Cost	A number of safeguarding tasks have been identified which should be actioned immediately. These will reduce risk to persons in or near the building and the building itself/ facilitate further investigations necessary to scope repairs. These are summarised below but individual tasks and costs can be viewed in the 'condition survey' schedule.	
	Task	Cost
	Update fire risk assessment (FRA) and general risk assessment (GRA) for building.	£4,500.00
	Carry out repairs to fire doors and fire compartmentation.	£20,000.00
	Structural investigation of the whole of the property.	£20,000.00
	Install risk signage/ barriers and fire-proof letter boxes.	£1,500.00
	Builders temporary internal works (emergency lighting system, propping, generally make safe for access, temporary repairs to holes in roofs and flooring, bird proofing).	£20,000.00
	De-contamination (bird guano) and asbestos R&D survey.	£3,000.00
	Drainage survey including all downpipes.	£25,000.00
MEP	£24,500.00	
	TOTAL	£118,500.00
Basis of Costings	The budget costings provided in this report have been prepared on the following basis: 1.) A visual inspection of accessible areas and drone footage of high level external areas and using measurements taken on site and from available drawings based on the visual condition of the building. 2.) An assessment of the likely works to out of bounds areas due to reports of asbestos containing materials being present. For these areas, we have assessed the anticipated costs based on inspections completed on site from safe locations, the available drawings, our experience of similar buildings and the likely damage/defects and works required. 3.) An assessment of the likely works to out of bounds areas due to structural instability or reports of health and safety hazards restricting visual inspection. For these areas, we have assessed the anticipated costs based on inspections completed on site from safe locations, the available drawings, our experience of similar buildings and the likely damage/defects and works required.	
	Where budget costs have been proposed, we have included a sum for contingency risk within the costings but further safe access and inspection will be required to confirm the repairs costs. Please refer to the exclusions above and the accompanying floor plans for areas not fully inspected.	
Next Steps	Due to the combination of hazards, the above safeguarding works should be viewed as a package; planned and executed within the same programme of works.  We would recommend that the above safeguarding works be developed into a set of employer's requirements and procured as soon as possible. Once these items have been completed, the additional surveys identified in our report can be carried out in order to develop options for permanent repair (for example structural timber survey).	

# 20 Year Forward Maintenance Condition Report

## General Details Report



Burslem Market

Ref: 100058693

### Photograph



### Address Details

**Property Name:** Burslem Indoor Market  
**Address:** 22 Queen Street, Burslem, Stoke-on Trent  
**Postcode:** ST6 3EG

**Year of Construction:** 1869

**Date Last Refurbished:** Unknown  
**Listed:** Grade II  
**No. of Storeys (x/x\*):** 2 storey's.

**GIFA:** 1,300 m2 (approx. measure taken online)  
**Use:** Majority vacant/disused.

**Occupancy:**  
We understand the building was a market space, however the market has not been occupied since 2003, however some of the shops to the front elevation are still in use and the first floor was advised to be used as flats.

### Survey Details

**Building Surveyor:** Catherine Hurst  
**MEP surveyor:** Ben Keen  
**Date of Survey:** 22.11.2022

### Property Details

#### General Description - Location / Site / Property

Burslem Market Hall is located in the town centre of Burslem, Stoke-on-Trent, constructed in 1897, the property has been vacant since the early 2000's, following safety concerns that were raised after incidences of plaster falling from the ceiling occurred. On the ground floor, dedicated shops with shop fronts are to the perimeter of the building, and four entrances/exits (two to Queen Street, one to Keates Street and one to Fountain Place) provide access to the open market hall in the centre of the building. To the perimeter of the market hall there are open fronted units, and male, female, and accessible toilet facilities (as depicted on the floor plan). Only the market hall and the front entrances were accessed to survey. It was advised that the first floor consists of occupied flats but these area were not accessible.

#### Structure & Fabric

The building is a two storey brickwork construction in Flemish bond, with stonework features to the surrounds of the arched windows, shop fronts, and doors. To the front elevation, windows consist of painted timber single glazed shop fronts, and double glazed uPVC windows to the first floor, cast iron balustrades are fixed to the outside of the first storey windows. The roof construction is cast iron and glass domed to the market hall, and pitched tile to the perimeter shops and flats. Brickwork chimneys are located to the pitched roof section. To the two front entrances on Queen Street, the doors are timber with glazed integrated vision panels and glazed windows above.

Internally, the corridor area consisted of concrete floor, painted plaster walls, double glazed timber door with vision panels. The market hall consists of concrete slab flooring to the open area, lath and plaster ceiling, with open cast iron and glazed roof, with painted plaster walls. The perimeter shop units are formed by blockwork walls, timber stud partitions and panelling, with flooring varying dependent on the unit, such as terracotta tiles, and timber boarding. The WC's consist of painted plaster walls and ceilings, sheet vinyl flooring, WC fittings, and a DOC M pack to the accessible toilet, with single leaf solid timber doors. Rainwater goods consist of external cast iron downpipes to the front elevation and internal cast iron pipes within the market area.

#### M&E Services

The property is provided with incoming low voltage electrical, water, gas and telecoms services, within designated building entry points at ground level. The property is in a state of disrepair, and the majority of the MEP installations are redundant and not completely intact. However, from site observations, the building services installations are configured to include gas fired space heaters, mains cold water; low voltage (LV) distribution switchgear and power installations; and general and emergency lighting. Fire protection installations comprise an automatic fire detection & alarm system. Security and communication systems comprise an intruder detection & alarm system.

### Survey Observations

<b>General Remarks:</b>	<p>The building is in poor condition having been unoccupied for circa 20 years, most of the internal fixtures and fittings have suffered from decay, evidence was shown of warped and decayed timber, leaking rainwater pipes, significant mould, vegetation overgrowth to the slabwork, decaying timber panelled ceiling and evidence of structurally unsound sections of flooring. Externally the front elevation brickwork was in fair condition, the stonework showed some signs of erosion and a significant crack to the stonework surround feature of the door entrance. Paintwork to the timber frames is worn. The section of the side elevation, on Keates Street, viewed was in poor condition, with flaking and worn paintwork to the brickwork. The pitched roof where viewed from vantage points appears in poor condition, with sections of loose and missing tiles, missing sections of external gutters, and vegetation growth. Access was provided through the adjoining shop on Keates Street, which is privately owned, within the rear courtyard/external area, it was evidenced the wall of Burslem Market has undergone some structural movement with a significant lean evident to the brickwork which presents a health and safety hazard to users of the courtyard accessed from the adjoining building. It is not clear if this defective brickwork forms part of the market hall structure or has been built alongside the wall of the market. Urgent remedial attention is required to the affected structure.</p> <p>The majority of the MEP installations are redundant and not completely intact. The building has remained unoccupied for several years, leaving the existing MEP installations largely unprotected and susceptible to variations in temperature and humidity. It was evident during our inspection that this has had a detrimental impact on the services installations.</p>
<b>Further Investigation:</b>	<p>Recommended further investigation includes; a structural survey of the building as a whole but with particular attention to the adjoining wall and roof structure, asbestos survey, damp survey, and condition surveys to inaccessible areas pending safe access can be provided.</p> <p>We recommend that a programme of intrusive testing and inspection is undertaken to verify the condition of the LV electrical switchgear and wiring installation, to verify their suitability for retention and reinstatement.</p>
<b>Exclusions:</b>	<p>Inspections were visual only and from GF level and key vantage points where available.</p> <p>Areas inspected included the 2 front entrances from Queen Street, the open market hall area and perimeter units and WC's. The market hall only had access to the perimeter of the hall due to concerns of the roof structure to the central section.</p> <p>Areas not inspected included:</p> <ul style="list-style-type: none"><li>Locked store rooms and cupboards,</li><li>Entrances from Keates Street and Fountain place due to unsafety of the areas,</li><li>First floor areas including the flats,</li><li>Staircases,</li><li>External areas not visible from vantage points,</li><li>Drone surveys were carried out to the roofs,</li><li>MEP services,</li><li>Underground drainage.</li></ul>

## 20 Year Forward Maintenance Condition Report General Details Report



**Burslem Market**

Ref: **100058693**

<b>Basis of Costings</b>	<p>The budget costings provided in this report have been prepared on the following basis:</p> <ol style="list-style-type: none"> <li>1.) A visual inspection of accessible areas and drone footage of high level external areas and using measurements taken on site and from available drawings based on the visual condition of the building.</li> <li>2.) An assessment of the likely works to out of bounds areas due to reports of asbestos containing materials being present. For these areas, we have assessed the anticipated costs based on inspections completed on site from safe locations, the available drawings, our experience of similar buildings and the likely damage/defects and works required.</li> <li>3.) An assessment of the likely works to out of bounds areas due to structural instability or reports of health and safety hazards restricting visual inspection. For these areas, we have assessed the anticipated costs based on inspections completed on site from safe locations, the available drawings, our experience of similar buildings and the likely damage/defects and works required.</li> </ol> <p>Where budget costs have been proposed, we have included a sum for contingency risk within the costings but further safe access and inspection will be required to confirm the repairs costs. Please refer to the exclusions above and the accompanying floor plans for areas not fully inspected.</p>			
<b>Summary</b>	Asbestos removal, structural remediation, roof replacement works, timber works, damp and mould removal, and total refurbishment of fixtures, fittings and finishes of all internal areas.			
<b>Principal Works:</b>	<p>MEP: Further investigations are required to determine the suitability of the electrical installations for retention and reinstatement. Until such time that this can be verified, approximately 90% of the MEP installations are recommended for immediate replacement. This will provide an opportunity to review the services' design strategy for the building, with the intention of applying modern and passive design solutions that incorporate Low &amp; Zero Carbon (LZC) technologies, and that are co-ordinated with improvements to the building fabric, where feasible.</p>			
<b>Overall Condition:</b>	Ext Structure & Fabric	D	Mechanical Services	D
	Int Structure & Fabric	D	Electrical Services	D
			Public Health Services	D



## **SECTION TWO**

### **FORWARD MAINTENANCE CONDITION REPORT**

20 Year Forward Maintenance Condition Report



Forward Maintenance Condition Report

Ref	Element	Sub-element	Component	Description of Condition / Issue	Repair Classification	Current Condition	Priority Rating	Works Required (immediately or during programme)	Immediate Costs to safeguard (Priority based)	Further Works to achieve and/ or maintain at Condition B during Period under consideration			Year for Works from Date of Inspection																				TOTAL	Photo Ref.
										Cost	Initial Year for Works	Repeat Works to maintain at B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
1	Statutory Compliance	Dangerous areas.	Dangerous areas.	Numerous areas were advised to be unsafe but these are not barriered off and have no signage. This is a risk to persons entering the building (either authorised or unauthorised).	Health and Safety	D	1	Allowance for signage/ barriers to be installed to prevent entry to areas which are unsafe to persons entering the building.	£ 1,500	£ -																						£ 1,500		
2	Statutory Compliance	Temporary builders work.	All Areas	Safe access is required to areas that are currently inaccessible, both to carry out further inspection and make urgent repairs.	Health and Safety	D	1	General allowance for adequate propping/ clearance and works to make safe for persons carrying out further surveys or urgent temporary repairs.	£ 20,000	£ -																						£ 20,000		
3	Structure	Timber Survey	All Areas	Allowance to undertake a timber survey.	Preventative	D	1	Provisional Sum		£ 40,000	1		£ 40,000																			£ 40,000		
4	Structure	Frame	Cast Iron Columns	Allowance for a structural survey to take place of the whole property.	Preventative	C	1	Provisional sum - Structural investigation.	£ 20,000	£ -																						£ 20,000		
5	External Works	Access Costs	Access Costs	Scaffolding to the internal market areas, including netting and scaffolding to the external areas.	Health and Safety	C	1	Allowance for the scaffolding to facilitate external works.	£ -	£ 184,320	1		£ 184,320																			£ 184,320		
6	Structure	Frame	Cast Iron Columns	Located within the market hall. Fair condition, however recommended that a structural survey takes place to confirm integrity.	Preventative	C	1	Provisional sum - allowance for repairs	£ -	£ 50,000	1		£ 50,000																			£ 50,000		
7	Structure	Floor Slabs	Concrete	Assumed concrete slab. Section of poor condition noted within the hall.	Health and Safety	D	1	Provisional sum - allowance for repairs	£ -	£ 20,000	1		£ 20,000																			£ 20,000		
8	Structure	Upper Floors	N/a	No access permitted to upper floors.	Health and Safety	C	1	Safe access to be provided to upper floors to allow for a survey to be undertaken.	£ -	£ -																						£ -		
9	Structure	Stairs	Concrete	Stairs to the front and rear entrance up to the market hall. No access to the staircase up to the upper floors.	Health and Safety	D	1	Safe access to be provided to upper floors to allow for a survey to be undertaken.	£ -	£ -																						£ -		
10	Roof	Roof Structure	Timber Structure	Poor condition, significantly decayed.	Health and Safety	D	1	Provisional sum for replacement of structural timbers.	£ -	£ 250,000	1		£ 250,000																			£ 250,000		
11	Roof	Pitched Roof Coverings	Slate Tiles	Tiles appear to have been overcoated in previous years to the market area. Tiles are in poor condition, evidence of slipped, cracked and missing tiles.	Failure	D	2	Past serviceable condition. Allow for removal and replacement of the tiles.	£ -	£ 215,155	1		£ 215,155																			£ 215,155		
12	Roof	Pitched Roof Coverings	Lead Flashing	Lead flashing is in poor condition.	Failure	D	2	Past serviceable condition. Allow for removal and replacement.	£ -	£ 4,880	1	15	£ 4,880																			£ 4,880		
13	Roof	Roof Drainage	Cast Iron Internal and External Gutters and Downpipes	Mixture of external and internal cast iron gutters and uPVC gutters, in poor condition, several sections missing or broken.	Failure	D	2	Provisional sum - Allow for replacement of the pipework and maintenance on a yearly basis.	£ -	£ 50,000	1	20	£ 50,000																			£ 50,000		
14	Roof	Roof Drainage	Cast Iron Internal and External Gutters and Downpipes	Box gutters noted to the pitched sections of roof, poor condition, significant debris build up and likely to have reached life expiry.	Failure	D	2	Provisional sum - Allow for relining.	£ -	£ 50,000	1	20	£ 50,000																			£ 50,000		
15	Roof	Rooflights and Openings	Glazed roof panels to the market roof.	Poor condition, several cracked, slipped, missing, and boarded over panels.	Health and Safety	D	1	Allow for replacement of the glazed panels.	£ -	£ 116,943	1		£ 116,943																			£ 116,943		
16	Roof	Roof Features	Brickwork Chimneys	Poor condition, significant vegetation growing out of the chimney tops, friable mortar to the brickwork, and cracking noted to the concrete beside the flues.	Preventative	D	2	Allow for repointing repairs and removal of vegetation.	£ -	£ 10,500	1	20	£ 10,500						£ 5,000													£ 15,500	46	
17	Roof	Roof Features	Steel maintenance access platform to the market hall roof.		Health and Safety	D	1	Allow to replace in conjunction with the roof.	£ -	£ 50,000	1		£ 50,000																			£ 50,000		
18	External Fabric	External Walls	Brickwork	Brickwork walls in Flemish bond. Friable and missing mortar joints.	Lifecycle	B	3	Allow for repointing and repairs to damaged brickwork.	£ -	£ 25,000	1	20	£ 25,000																			£ 25,000	48	
19	External Fabric	External Walls	Rendered Brickwork	To the rear, the brickwork has been rendered, which has a mural painting on, and pointing to give the look of stone/blockwork. The render is in poor condition with sections missing.	Lifecycle	D	2	Allow for hacking off and rendering the rear wall.	£ -	£ 26,983	1		£ 26,983																			£ 26,983	40	
20	External Fabric	External Walls	Brickwork	Wall to the adjoining property is showing structural movement.	Health and Safety	D	2	Provisional sum - allow for structural repair to the wall.	£ -	£ 15,000	1		£ 15,000																			£ 15,000	6	
21	External Fabric	External Wall Finishes	Stonework features	Sections of erosion and cracking noted to the stonework surround of the front	Failure	D	1	Provisional sum - allow for structural repair to the wall.	£ -	£ 5,000	1		£ 5,000																			£ 5,000	3	
22	External Fabric	External Wall Finishes	Marble Stone Columns	Fair condition, no defects noted.	Lifecycle	B	5	Allow to clean marble stone columns.	£ -	£ 1,500	3					£ 1,500																£ 1,500	4	
23	External Fabric	External Windows	Single Glazed Timber Shop Fronts	Worn paintwork, and not energy efficient.	Lifecycle	C	3	Allow for replacement in the immediate term.	£ -	£ 30,000	3					£ 30,000																£ 30,000	1	
24	External Fabric	External Windows	Double Glazed Windows to Upper Floor	Condition not observed due to viewing from ground floor vantage point. Assumed reaching the end of their life span.	Lifecycle	C	4	Allow to replace in the medium term.	£ -	£ 10,479	5					£ 10,479																£ 10,479	1	
25	External Fabric	External Doors	Timber doors with vision panel	Worn paintwork, and life expiry reached.	Lifecycle	D	2	Allow for replacement in the immediate term.	£ -	£ 3,690	1	3	£ 3,690			£ 3,690			£ 3,690			£ 3,690									£ 3,690	£ 25,829	1	
26	External Fabric	External Decorations	Cast Iron Juliette Balcony Balustrade to the Upper Floor Windows	Condition difficult to view.	Lifecycle	B	4	Allow for redecoration of the paintwork in the immediate term and on a cyclical basis.	£ -	£ 1,500	1	6	£ 1,500			£ 1,500					£ 1,500									£ 1,500	£ 6,000	2		
27	External Fabric	Surface Water Drainage	Surface water drainage to external areas.	Street frontages no issues observed. Inner courtyard has ponding water and is generally damp. Small external areas to South elevation not accessed but extensive vegetation observed from vantage point.	Preventative	C	1	Carry out full CCTV drainage survey to all foul and surface water drainage systems and report. Provisional allowance included for repairs.	£ 25,000	£ -																						£ 25,000	72	
28	Internal Fabric	Internal Walls/Partitions	Timber Stud and Panelling	Poor condition, signs of timber decay and warping.	Lifecycle	D	2	Poor condition, worn dated, and decayed. Replacement recommended.	£ -	£ 20,000	1		£ 20,000																			£ 20,000	20	
29	Internal Fabric	Internal Walls/Partitions	Brickwork and Blockwork	Poor condition, sections of friable mortar.	Lifecycle	D	2	Repairs and replacement recommended.	£ -	£ 67,200	1		£ 67,200																			£ 67,200	11	
30	Internal Fabric	Balustrades and Handrails	Painted Steel Balustrade - Entrance Stairs	Defective paintwork.	Lifecycle	D	3	Replace in line with overall refurbishment.	£ -	£ 600	1		£ 600																			£ 600		
31	Internal Fabric	Internal Doors	Double Leaf Painted Timber Doors with Vision Panels	Poor condition, doors boarded up, fire rating or compliance unconfirmed, heavily worn.	Statutory	D	2	Replace with fire doors.	£ -	£ 1,804	1		£ 1,804																			£ 1,804	17	
32	Internal Fabric	Fixtures and Fittings	Various timber fixtures and fittings: Signage, Counters, Shelving, Base Units, Rolling Shutters	Poor condition, significant decay to timber.	Lifecycle	D	2	Provisional Sum - Replace in line with overall refurbishment. Retain any of special significance such as signage etc.	£ -	£ 30,000	1		£ 30,000																			£ 30,000	16, 18, 20	
33	Internal Fabric	Fixtures and Fittings	WC Fittings and Fixtures	Poor condition, outdated and damaged.	Lifecycle	D	2	Provisional Sum - Replace in line with overall refurbishment. Retain any of special significance such as signage etc.	£ -	£ 15,000	1		£ 15,000																			£ 15,000	13	
34	Internal Finishes	Wall Finishes	Painted Plaster	Poor condition, significant sections of mould with falling plaster to some locations.	Health and Safety	D	2	Redecorate on a overall scale in line with refurbishment.	£ -	£ 32,500	1	5	£ 32,500				£ 32,500				£ 32,500										£ 130,000	14, 15		
35	Internal Finishes	Floor Finishes	Concrete	Significant dirt and debris build up.	Lifecycle	C	3	Recommended full clean, repairs and redecoration.	£ -	£ 450	1	5	£ 450					£ 450				£ 450									£ 1,800	7		
36	Internal Finishes	Floor Finishes	Concrete Paving Stones	Generally aged with deterioration to frame and glazing noted	Lifecycle	D	3	Recommended full clean, repairs and replacement of damaged slabs.	£ -	£ 32,865	1		£ 32,865																			£ 32,865	24	
37	Internal Finishes	Floor Finishes	Vinyl Flooring	Lifted and mould to the vinyl within the toilets.	Health and Safety	D	1	Overall replacement in line with refurbishment works.	£ -	£ 900	1	5	£ 900				£ 900				£ 900										£ 3,600	13		

20 Year Forward Maintenance Condition Report



Forward Maintenance Condition Report

Ref	Element	Sub-element	Component	Description of Condition / Issue	Repair Classification	Current Condition	Priority Rating	Works Required (Immediately or during programme)	Immediate Costs to safeguard (Priority based)	Further Works to achieve and/ or maintain at Condition B during Period under consideration			Year for Works from Date of Inspection																				TOTAL	Photo Ref.
										Cost	Initial Year for Works	Repeat Works to maintain at B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
38	Internal Finishes	Ceiling Finishes	Painted Plaster	Poor condition, significant sections of mould with falling plaster to some locations.	Health and Safety	D	1	Redecorate on a overall scale in line with refurbishment.	£ -	£ 32,500	1	5	£ 32,500						£ 32,500													£ 130,000	15	
39	Internal Finishes	Internal Decorations	Painted Plaster	Poor condition.	Lifecycle	C	3	Overall redecoration work allowed for under individual items.	£ -	£ -	1		£ -																			£ -	15	
40	Statutory Compliance	Asbestos	Numerous high risk ACM's identified throughout the building as per asbestos register provided.	Removal/ encapsulation required as per register. Currently no access to the basement due to contamination but door is left open. Immediate review of asbestos management plan and appropriate risk mitigation required. R&D survey required in addition prior to any works taking place.	Statutory	D	1	Staged approach to allow safe access for further investigations and surveys identified in this schedule to the basement and other areas, followed by R&D survey in line with proposed wider scope for refurbishment. General allowance for removal and encapsulation thereafter, subject to surveys.	£ 3,000	£ -																						£ 3,000		
41	Statutory Compliance	Fire	No fire strategy or risk assessment was provided.	A risk assessment should be in place despite the building being unoccupied.	Statutory	D	1	Commission fire risk assessment and complete any actions. Review periodically. All costs for fire related reports and inspections held here.	£ 4,500	£ -	1	1	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 4,500	
42	Statutory Compliance	Fire	Fire doors and compartmentation	Fire door condition throughout the building is unknown. Compartmentation integrity not known - breaches/penetrations observed in walls and ceilings, etc.	Statutory	D	1	Provisional Sum - Specialist survey and repairs annually. Costs included above.	£ 20,000	£ 1,500	1	1	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 50,000		
43	Statutory Compliance	Fire	Fire doors and compartmentation	Allow for underground drainage survey.	Statutory	D	1	Provisional sum for a drainage survey of the sites foul and surface water pipework, and maintenance on a cyclical basis.	£ -	£ -																						£ -		
44	Mechanical Services	Heat Source	Gas fire radiant tube and plaque heaters	Bad condition - Life expired. The gas fired heaters in the market area vary in age with some in excess of 30+ years old, were all disconnected from their gas and electrical supplies and in bad visual condition.	Lifecycle	D	1	Replacement of the gas fired heaters is required as all are aged and in very poor condition. This will present new opportunities to reassess the heating strategy for the building, in conjunction with the building repairs. Lifecycle replacement also considered for year 20.		£ 107,900	1	20	£ 107,900																		£ 107,900	£ 215,800	31.32.33	
45	Mechanical Services	Fuel Installations	Gas pipework installation	Bad condition - Life expired. The gas pipework installation was observed in fair visual condition, but will require repayment as it does not meet current gas regulation standards or suit the new heating installation layout.	Lifecycle	D	1	Replacement of gas pipework is required to suit new heater locations and output.		£ 18,700	1		£ 18,700																			£ 18,700		
46	Mechanical Services	Hot and Cold Water	Hot and cold water distribution pipework	Poor condition - Life expired Where visible, pipework was aged and in poor visual condition. The installation has been isolated and not used for a number of years. Replacement pipework required.	Statutory	C	1	Replacement hot and cold water pipe will be needed to suit the building requirements.		£ 27,300	1		£ 27,300																			£ 27,300		
47	Electrical Services	Electric Power Supplies	Distribution boards and final circuits.	Satisfactory visual condition - Performing as intended. The main distribution board has been replaced in recent years.	Lifecycle	C	5	The main distribution board is in fair visual condition but will require testing to verify it's full condition.	£ 1,000	£ -																						£ 1,000	35	
48	Electrical Services	Electric Power Supplies	Distribution boards and final circuits.	Bad condition - Life expired The consumer units and final circuits serving the market retail outlets are all 30+ years of age, in bad condition and require replacement.	Lifecycle	D	1	Replacement of distribution boards / consumer units. Allowing for 6way CU and 4x socket outlets with 25m SWA cable for each unit (30 units in total)		£ 18,100	1		£ 18,100																			£ 18,100	28	
49	Electrical Services	Electric Power Supplies	Containment and final circuits	Bad condition - Life expired The electrical wiring installation is a combination of singles core cables with trunking and conduit and twin & earth cable and in some area in excess of 50 years old and not fully intact. The installation should be subject to tracing, testing, intrusive inspection and replacing if required.	Lifecycle	D	1	The entire electrical wiring installation should be subject to tracing, testing and intrusive inspection, cost put in for immediate requirement.  Costs for full replacement are included should the installation be deemed not suitable for reinstatement. Cost for year 1.	£ 7,500	£ 91,000	1		£ 91,000																				£ 98,500	30
50	Electrical Services	Electric Lighting	General and emergency lighting	Bad condition - Life expired The luminaire utilize fluorescent lighting source and vary in age but exceed 30 years of age. All general and emergency lighting in the property require replacement.	Health and Safety	D	1	All lighting in the property requires replacement.		£ 204,100	1		£ 204,100																			£ 204,100	29	
51	Statutory Compliance	Fire	Fire Alarm System	Satisfactory visual condition - Performing as intended. The fire alarm system has been replaced in recent years. Consideration will need to be made regarding the suitability of the current system and any change of building layout or use.	Operational	C	5	Survey required during the property refurbishment to determine the fire alarm system layout requirements for the building use. Allowance has been made for future replacement of detection devices and control panels	£ 1,000	£ 37,700	10										£ 37,700											£ 38,700	25	
52	Electrical Services	Security Installations	Intruder Alarm	Satisfactory visual condition - Performing as intended. The intruder alarm panel has been replaced in recent years. Consideration will need to be made regarding the suitability of the current system and any change of building layout or use.	Operational	C	5	Survey required during the property refurbishment to determine the intruder alarm system requirements for the building use. Allowance has been made for future replacement of detection devices and control panels	£ 1,000	£ 41,600	10										£ 41,600											£ 42,600	26	
53	Sanitary and Foul Drainage	Sanitaryware	WCs, WHDs, Sinks	The toilet areas we not accessible, but can be assumed to be in bad condition due to the condition of the property. All sanitaryware is aged and in very poor state of repair.	Operational	D	1	Replacement of all sanitaryware throughout.		£ 16,900	1		£ 16,900																			£ 16,900		
54	Sanitary and Foul Drainage	Internal Drainage	UPVC waste pipework	The toilet areas we not accessible, but can be assumed to be in bad condition due to the condition of the property. The installations have not been used for several years. External CI stacks are in satisfactory visual condition.	Operational	C	1	Local UPVC pipework and connections to existing/removed sanitaryware should be replaced.		£ 27,300	1		£ 27,300																			£ 27,300		
55	Mechanical Services	Other	Temporary Heating	The property has been left in a state of disrepair for several years, and open to the elements through degraded opening in the structure. This presents an unstable internal environment that is susceptible to fluctuations in temperature and humidity, that has a detrimental impact on the building services and fabric.	Operational	D	1	Repairs to the building structure are required to make the building air and water tight (as far as practicable). It is recommended that temporary heating is installed to maintain a stable temperature above the dew point in order to prevent condensation.	£ 7,500	£ -																						£ 7,500		
56	Electrical Services	Other	Temporary 110V Lighting & Power Installation	There is no lighting to the property to allow access by authorised personnel.	Operational	D	1	It is recommended that a 110V lighting system is installed to facilitate safe access throughout the building for authorised personnel. This should include emergency lighting and sufficient signage to escape routes.	£ 6,500	£ -																						£ 6,500		
57	Electrical Services	Electric Power Supplies	Small Power	Bad condition - Life expired The small power fixtures vary in age with some being in excess of 60 years old and a number showing signs of corrosion.	Lifecycle	D	1	Replacement of all small power to suit new building requirements.		£ 44,200	1		£ 44,200																			£ 44,200	30	
									£ 118,500				£ 1,909,789	£ 1,500	£ 33,000	£ 5,190	£ 11,979	£ 67,850	£ 11,690	£ 1,500	£ 1,500	£ 84,490	£ 67,850	£ 1,500	£ 6,690	£ 11,500	£ 11,500	£ 76,420	£ 102,500	£ 1,500	£ 6,690	£ 109,400	£ 2,642,538	
										£ -																							£ 2,642,538	



## **SECTION THREE**

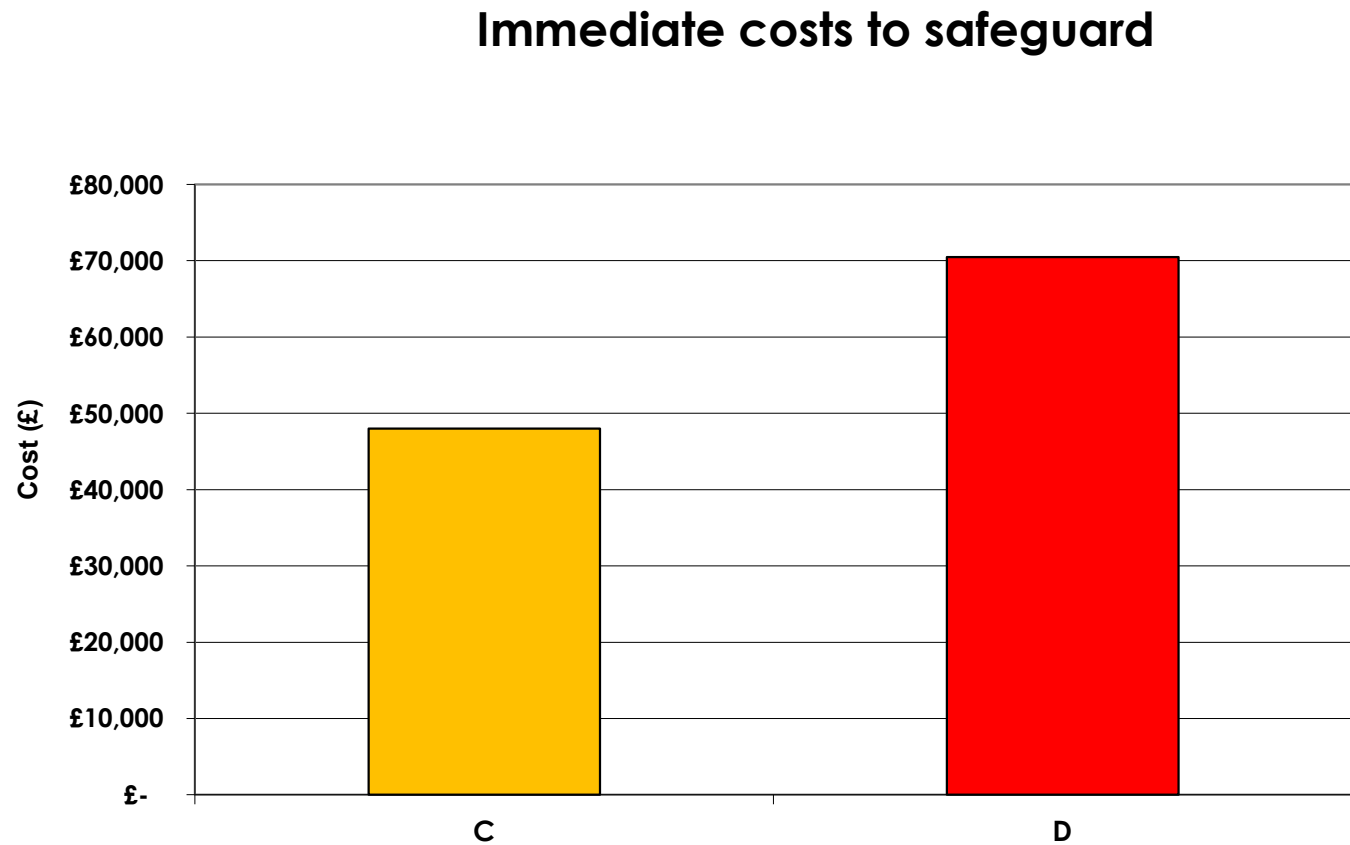
### **COSTINGS**

## 20 Year Forward Maintenance Condition Report



### Immediate Costs to Safeguard Building and Public

Rating	Cost (£)
C	£ 48,000
D	£ 70,500
Total Cost (£)	£118,500



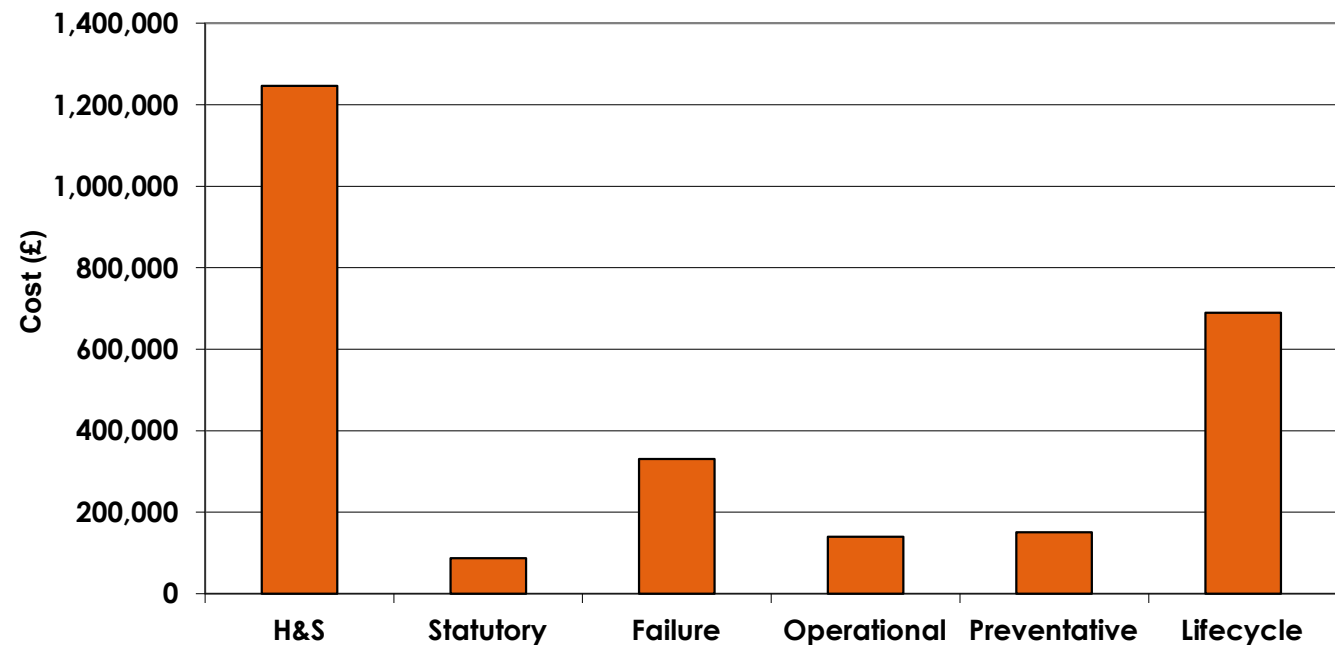
## 20 Year Forward Maintenance Condition Report



### Overall Cost By Repair Classification Report

Repair Class.	Cost (£)
H&S	1,246,463
Statutory	86,604
Failure	329,915
Operational	139,500
Preventative	150,500
Lifecycle	689,556
<b>Total Cost (£)</b>	<b>£2,642,538</b>

### Overall Cost by Repair Classification

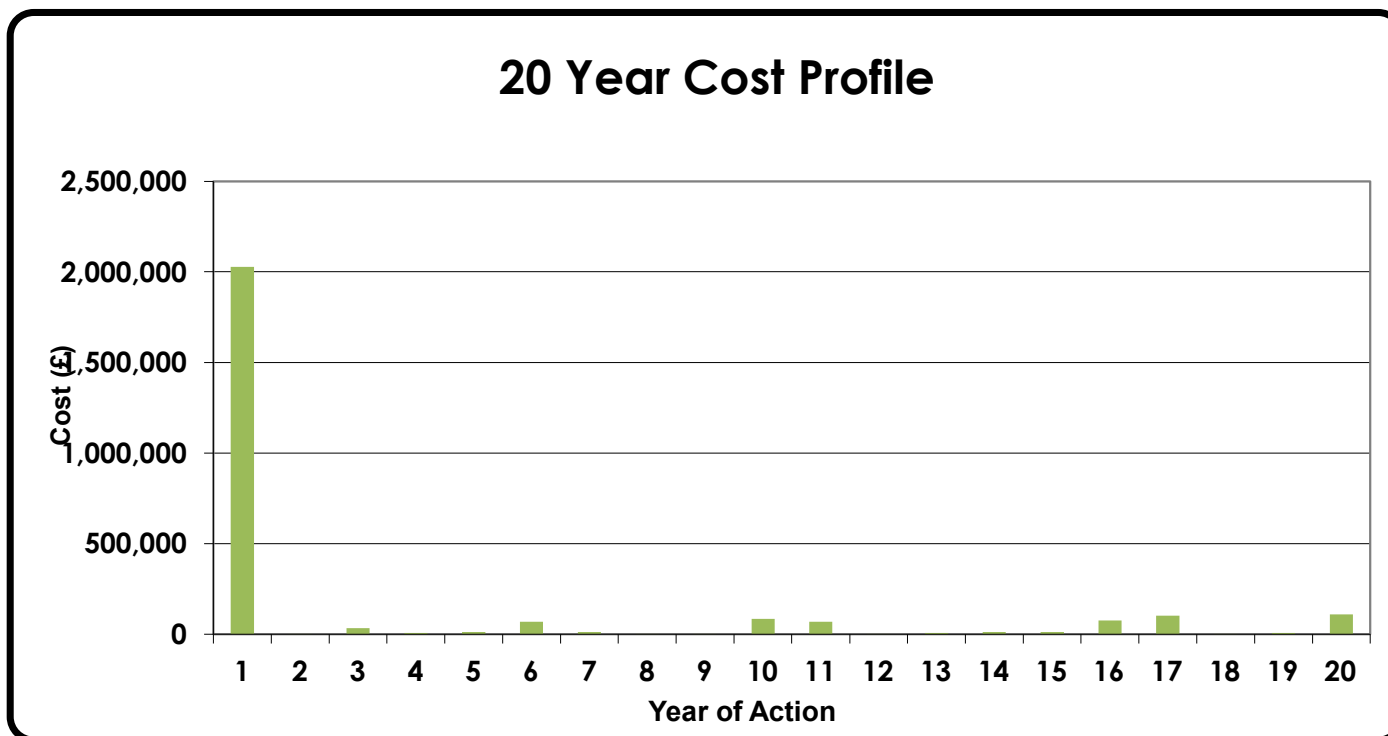


# 20 Year Forward Maintenance Condition Report

## 20 Year Cost Profile Report



Year of Action	Cost (£)
1	2,028,289
2	1,500
3	33,000
4	5,190
5	11,979
6	67,850
7	11,690
8	1,500
9	1,500
10	84,490
11	67,850
12	1,500
13	6,690
14	11,500
15	11,500
16	76,420
17	102,500
18	1,500
19	6,690
20	109,400
<b>Total Cost (£)</b>	<b>£2,642,538</b>





## **APPENDIX A**

### **PHOTOGRAPH SCHEDULES**

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 1 - Front elevation, Queen Street.



Photo 2 - Second floor windows, and stonework window surrounds showing signs of erosion.



Photo 3 - Crack noted to the front elevation stonework surround of the door.



Photo 4 - Front elevation shop front and entrance.



Photo 5 - Keates Street entrance, flaking paintwork, damaged brick faces, and defective tiling to the roof.



Photo 6 - External wall of the market, East elevation, located within the adjoining property on Keates Street. Showing signs of structural movement.

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 7 - Internal market area, vegetation overgrowth to the central area of the hall. Perimeter units general overview.



Photo 8 - Overview of the Market hall roof, cast iron, glass and lath and plaster, in poor condition.



Photo 9 - Closer view of the market hall roof.



Photo 10 - Lath and plaster ceiling suffering significant decay.



Photo 11 - Example of the unit spaces to the perimeter of the market hall.



Photo 12 - Accessible toilet.

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 13 - Significant mould and defective finishes observed to the accessible toilet.



Photo 14 - Mould to the ceiling and walls of the toilets.



Photo 15 - Mould to the ceiling and walls of the toilets.



Photo 16 - Aged and defective finishes to the plastered walls of the units.



Photo 17 - Keates street access point via double leaf timber doors with vision panels.



Photo 18 - Partitioned unit to the rear of the market hall, consisting of terracotta tiled flooring.

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 19 - Vision panels to one of the units.



Photo 20 - Timber decay and overall disrepair of another unit.



Photo 21 - Rolling shutters to the units.



Photo 22 - Etched glass internal windows damaged.



Photo 23- Overview of the corridor to the front entrance from Queen Street.



Photo 24 - Section of structurally unsound flooring.

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 25 - Fire Alarm Panel



Photo 26 - Intruder Alarm Keypad



Photo 27 - Distribution Board



Photo 28 - Retail outlet Consumer Unit



Photo - 29 Market lighting arrangement



Photo 30 - Corroded light switches

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 31 - Radiant tube gas burner disconnected from gas supply.



Photo 32 - Radiant plaque gas heater, disconnected from gas supply.



Photo 33 - Radiant plaque gas heater, disconnected from gas supply



Photo 34 - Gas fired radiant tube heater



Photo 35 - Main distribution board



Photo 36 - Lighting

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 37 - Chimney and pitched roofs above the flats.



Photo 38 - Chimneys in poor condition.



Photo 39 - Junction of the flats and market hall.



Photo 40 - Rear elevation rendered wall in poor condition.



Photo 41 - Slipped glass panels.



Photo 42 - Market Hall roof overview.

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 43 - Glazed roof to market hall.



Photo 44 - Roof in overall disrepair.



Photo 45 - Vegetation growth to the junction of roofing.



Photo 46 - Vegetation growth to the chimney pots.



Photo 47- Overview of the roof.

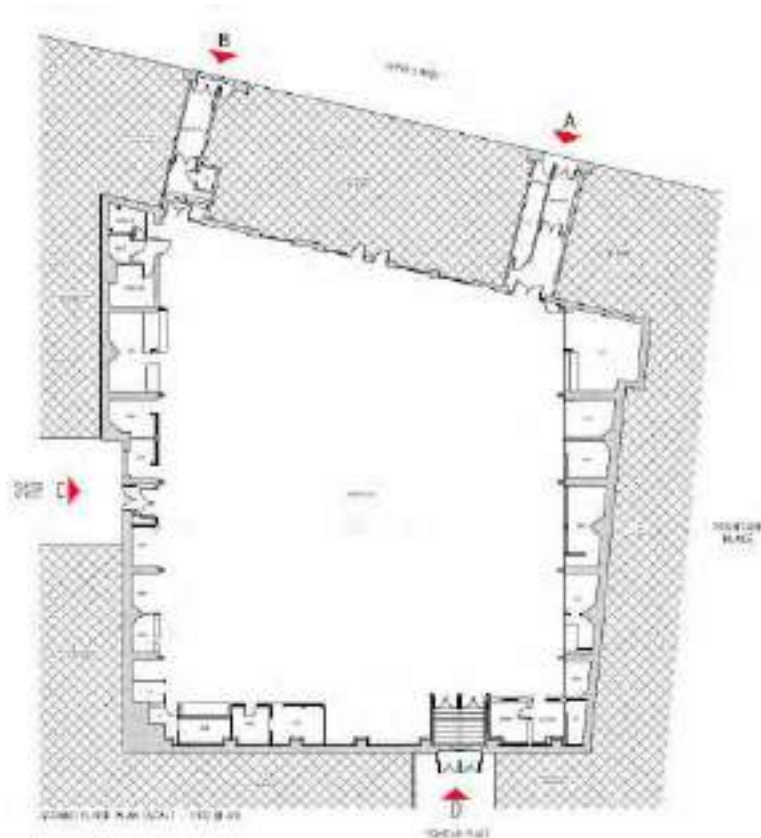


Photo 48 - Repointing needed to the front elevation.



## **APPENDIX B**

### **SITE/FLOOR PLANS**



Burslem Market - Ground Floor Level



## **APPENDIX C**

### **SURVEY DEFINITIONS**

# 20 Year Forward Maintenance Condition Report

## Survey Definitions & Scope



### Condition Category

Category	Definition
A	Good - Performing as intended and operating efficiently.
B	Satisfactory Performing as intended but exhibiting minor deterioration.
C	Poor Exhibits major defects and/or not operating as intended.
D	Bad Life expired and/or serious risk if imminent failure.

### Repair Classification

Class	Definition
H&S	Health & Safety = essential works that present a risk to H&S of staff and/or guests
Statutory	Statutory/Legislative Compliance = essential works that required to comply with current legislation
Failure	Failed condition = essential work required to bring back into operation
Operational	Operational = essential for ongoing operation
Preventative	Preventative = works that represent best practice to maintain quality and smooth operation but are not essential
Lifecycle	Operational = works required in the future within 10 years

### Priority Definition

Class	Definition
1	Urgent works required within one year that will prevent immediate closure of premises and / or address an immediate high risk to the health and safety of the occupants and / or remedy a serious breach of the legislation.
2	Essential work required within two to three years that will prevent serious deterioration of the fabric or services and / or address a medium risk to the health and safety of the occupants and / or remedy a less serious breach of legislation.
3	Desirable work required within four or five years that will prevent deterioration of the fabric or services and / or address a low risk to the health and safety of the occupants and/or a minor breach of the legislation.
4	Long term work required within five to ten years that will prevent deterioration of the fabric or services.
5	Exceeds ten years.

### Cost Definition

- 1 Costs exclude VAT
- 2 Costs include for prelims cost but exclude Fees and Contingency Costs
- 3 Separate Access Costs identified where applicable (note Access Costs could be reduced by "grouping" work items)
- 4 Costs are day one rates and exclude inflation

### Scope Definition

- 1 20 Year forward view of maintenance repair need
- 2 Condition & repair record captured against element occurrences only where **repair need identified** within the reporting period.
- 3 Major overhaul and repairs included.
- 4 Year 1 = Up to end December 2023.
- 5 Inspection to include all accessible areas of the building.
- 6 Excludes scheduled maintenance and servicing activities.
- 7 Includes major cyclical redecoration works.
- 8 Arcadis Standard Building Condition Survey Limitations apply.

### Elemental Hierarchy

#### Elemental Sections

#### EXTERNAL STRUCTURE AND FABRIC Element

Structural Frame  
Roof Structure  
Roof Coverings  
Roof Drainage  
Roof Lights  
Roof Access & Protection  
External Walls  
External Cladding  
Windows  
External Doors  
Chimneys  
External Joinery

#### INTERNAL STRUCTURE AND FABRIC Element

Floor Structure  
Floor Finishes  
Walls and Partitions  
Ceilings  
Internal Doors  
Internal Joinery  
Internal Decoration  
Stair/Ramp Structure  
Stair/Ramp Finishes  
Stair/Ramp Handrails and Balustrades  
Sanitaryware  
Toilet Cubicles

## 20 Year Forward Maintenance Condition Report

### Survey Definitions & Scope



External Metalwork  
External Decoration  
External Signage and Fittings

Kitchen Fittings  
Fixed Furniture and Fittings

#### MECHANICAL INSTALLATIONS

##### Element

Internal Drainage  
Main Water Supply  
Cold Water Service  
Hot Water Service  
Gas Installation  
Heat Source  
Heating Systems  
Air Conditioning Systems  
Ventilation Systems  
Combined HVAC Systems  
Lift and Conveyor Installations  
Specialist Installations

#### PROTECTIVE AND SECURITY INSTALLATIONS

##### Element

Fire Alarm and Detection Installations  
Fire Suppression Systems  
Intruder Alarm  
CCTV  
Door Entry System  
Lightning Protection

#### ELECTRICAL INSTALLATIONS

##### Element

Electrical Source and Mains  
Electric Power Supplies  
Electric Lighting Installation  
Electric Lighting Fittings  
Emergency Lighting Installation  
Audio Systems  
TV Aerial Systems  
Special Installations  
Site lighting

#### EXTERNAL WORKS

##### Element

Surface Treatment  
Enclosure and Division  
Drainage  
External Staircases & Ramps  
Ancillary Buildings  
External Fittings

# 20 Year Forward Maintenance Condition Report

Stoke-on-Trent Council  
Queens Theatre  
Wedgwood Street, Burslem, Stoke-on-Trent  
ST6 4JH

May 2023  
Revision : 4



## CONTACTS



## VERSION CONTROL

**Author** Laura Reynolds, Catherine Hurst, Phillip Nott

**Checker** Nigel Green

**Approver** Nigel Green

**Date** 2nd May 2023

Version	Date	Changes
v1	10/02/2023	Client Issue
v2	16/02/2023	Amendments following review of drone footage, corrections to costing totals.
v3	02/05/2023	Minor amendments
v4	31/05/2023	Minor amendments

This report dated 16/2/23 has been prepared for Stoke on Trent Council (the “Client”) in accordance with the terms and conditions of appointment dated 22/11/2022 (the “Appointment”) between the Client and Arcadis Consulting (UK) Limited (“Arcadis”) for the purposes specified in the Appointment. For avoidance of doubt, no other person(s) may use or rely upon this report or its contents, and Arcadis accepts no responsibility for any such use or reliance thereon by any other third party.

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<b>SECTION TWO</b>	Forward Maintenance Condition Report
<b>SECTION THREE</b>	Costings

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## APPENDICES

<b>APPENDIX A</b>	Photograph Schedules
<b>APPENDIX B</b>	Site/Floor Plans
<b>APPENDIX C</b>	Survey Definitions



# **SECTION ONE**

## **GENERAL DETAILS REPORT AND EXECUTIVE SUMMARY**

# 20 Year Forward Maintenance Condition Report

## Executive Summary

Queens Theatre

Ref: 10058693

Summary of Condition	Externally, elevations are in fair condition. Stone elements are spalled/ deteriorating in places due to a combination of cementitious mortar, and general weathering associated with exposure, inadequate water shedding and pollution. Significant repairs are required to windows and doors. Rainwater disposal systems are blocked or not functioning in places and generally require overhaul prior to implementation of a regular maintenance regime. Roofs are mostly in fair condition, with the majority expected to require recovering within the reporting period. Internally, the walls, ceilings and majority of the floors are in poor condition, with significant repairs, replacement and/ or restoration required. There were several areas of dry rot noted, and evidence of past remedial works being carried out. Several areas of the ceilings were noted as failing, with sections of fallen lath and plaster. The majority of the MEP installations are redundant and not completely intact. An asbestos site register provided by the client and dated 05/10/22 indicates a number of high risk ACM's present that have been recommended for removal previously. We were advised by the client not to access the basement due to contamination.																			
Safeguarding Works & Cost	A number of safeguarding tasks have been identified which should be actioned immediately. These will reduce risk to persons in or near the building and the building itself/ facilitate further investigations necessary to scope repairs. These are summarised below but individual tasks and costs can be viewed in the 'condition survey' schedule.																			
	<table><thead><tr><th>Task</th><th>Cost</th></tr></thead><tbody><tr><td>Update fire risk assessment (FRA) and general risk assessment (GRA) for building and conduct fire door and compartmentation repairs.</td><td>£10,000</td></tr><tr><td>Install risk signage/ barriers and fire-proof letter box.</td><td>£1,500</td></tr><tr><td>Builders temporary internal works (emergency lighting system, PPE clean, propping, generally make safe for access, temporary repairs to holes in roofs, bird proofing).</td><td>£40,000</td></tr><tr><td>De-contamination (asbestos to basement, guano throughout) and Asbestos R&amp;D survey.</td><td>£130,000</td></tr><tr><td>High level external works (gutter clearance, check for loose stone) by access specialist, and external elevation repairs.</td><td>£14,074</td></tr><tr><td>Drainage survey including all downpipes.</td><td>£25,000</td></tr><tr><td>MEP</td><td>£105,125</td></tr><tr><td>TOTAL</td><td>£325,699</td></tr></tbody></table>	Task	Cost	Update fire risk assessment (FRA) and general risk assessment (GRA) for building and conduct fire door and compartmentation repairs.	£10,000	Install risk signage/ barriers and fire-proof letter box.	£1,500	Builders temporary internal works (emergency lighting system, PPE clean, propping, generally make safe for access, temporary repairs to holes in roofs, bird proofing).	£40,000	De-contamination (asbestos to basement, guano throughout) and Asbestos R&D survey.	£130,000	High level external works (gutter clearance, check for loose stone) by access specialist, and external elevation repairs.	£14,074	Drainage survey including all downpipes.	£25,000	MEP	£105,125	TOTAL	£325,699	
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Drainage survey including all downpipes.	£25,000																			
MEP	£105,125																			
TOTAL	£325,699																			
Basis of Costings	<p>The budget costings provided in this report have been prepared on the following basis:</p> <p>1.) A visual inspection of accessible areas and drone footage of high level external areas and using measurements taken on site and from available drawings based on the visual condition of the building.</p> <p>2.) An assessment of the likely works to out of bounds areas due to reports of asbestos containing materials being present. For these areas, we have assessed the anticipated costs based on inspections completed on site from safe locations, the available drawings, our experience of similar buildings and the likely damage/defects and works required.</p> <p>3.) An assessment of the likely works to out of bounds areas due to structural instability or reports of health and safety hazards restricting visual inspection. For these areas, we have assessed the anticipated costs based on inspections completed on site from safe locations, the available drawings, our experience of similar buildings and the likely damage/defects and works required.</p> <p>Where budget costs have been proposed, we have included a sum for contingency risk within the costings but further safe access and inspection will be required to confirm the repairs costs. Please refer to the exclusions above and the accompanying floor plans for areas not fully inspected.</p> <p>Due to the combination of hazards, the above safeguarding works should be viewed as a package; planned and executed within the same programme of works.</p>																			
Next Steps	We would recommend that the above safeguarding works be developed into a set of employer's requirements and procured as soon as possible. Once these items have been completed , the additional surveys identified in our report can be carried out in order to develop options for permanent repair (for example structural timber survey).																			

# 20 Year Forward Maintenance Condition Report

## General Details Report

### Queens Theatre

Ref:

#### Photograph



#### Address Details

**Property Name:** Queens Theatre  
**Address:** Wedgwood Street, Burslem, Stoke-on-Trent  
**Postcode:** ST6 4JH

**Year of Construction:** 1911

**Date Last Refurbished:** n/a  
**Listed:** Grade II  
**No. of Storeys (x/x\*):** 2 storey's.  
**GIFA:** Not provided.  
**Use:** Vacant/ disused.  
**Occupancy:** Unoccupied.

#### Survey Details

**Building Surveyor:** Laura Reynolds, Catherine Hurst  
**MEP surveyor:** Phillip Nott  
**Date of Survey:** 22.11.2022

#### Property Details

##### General Description - Location / Site / Property

The Queens Theatre is located in the town of Burslem; one of six towns which collectively form the City of Stoke-on-Trent in North Staffordshire (also known as 'the potteries' due to a strong historic association with ceramic production). Located on Wedgwood Street, the building sits opposite a landscaped civic square. Constructed in 1911 and originally commissioned as a Town Hall, the building is Grade II Listed.

We understand the building was occasionally used for events up until 2014, following its closure as a Theatre in 1998. It is currently unoccupied.

##### Structure & Fabric

The site is assumed to be constructed on clay subsoil, with load bearing masonry walls. The main entrance frontage of the theatre is ashlar in the classical style, with Corinthian columns and entablature. A two storey 10 bay range, also ashlar, extends to the South along the street frontage, which, together with extensions to the rear form 'The Princes Hall' around a central external courtyard. Elevations not facing Wedgwood Street are brick with stone detail to the cornice and door/ window surrounds. External windows are timber framed; sash, casement and fixed cast iron lattice.

Roofs are generally of pitched slate construction with a combination of lead box or cast iron gutters discharging into cast iron downpipes.

Internally, to the ground floor, there is the foyer, main hall, WC's, kitchen fridge storage, changing rooms and offices. The first floor consists of the gallery to the main hall, the bar, offices, WC's and a small hall, with the upper floor housing the loft and gallery lobby. Finishes consist of painted plaster and lath ceilings, painted brick and plaster walls, with ornamental plaster features and flooring consists of a variety of differing finishes from stone, tiled, sheet carpet, timber and sheet vinyl. Staircases consist of oak and stone feature main staircases to concrete fire escape stair cases. There are a number of fixed fixtures and fittings that were observed, such as the oak bar, the stage and balcony gallery and seating. Internal doors consist of painted timber vision panel doors, and solid oak and oak vision panel doors.

##### M&E Services

The property is provided with incoming low voltage electrical, water, gas and telecoms services, within designated building entry points at ground and lower ground level. The property is in a state of disrepair, and the majority of the MEP installations are redundant and not completely intact. However, from site observations, the building services installations are configured to include a Low Temperature Hot Water (LTHW) heating system; two DX split systems providing heating and cooling to a single office on the first floor; domestic hot & cold water, mechanical ventilation to auditorium, stage and WC areas; low voltage (LV) distribution switchgear and power installations; and general and emergency lighting. Fire protection installations comprise an automatic fire detection & alarm system, and a sprinkler system that serves the stage area only. Security and communication systems comprise a temporary intruder detection & alarm system; PA system; structured data cabling infrastructure; and HVAC controls.

#### Survey Observations - Building Fabric

##### General Remarks:

Externally, elevations are in fair condition. Stone elements are spalled/ deteriorating in places due to a combination of cementitious mortar, and general weathering associated with exposure, inadequate water shedding and pollution. Localised areas of spalling brick were also observed. Significant repairs are required to windows and doors. Roofs are in fair condition, with some repairs needed in the short term and replacements expected in the long term. Whilst drone footage provided by the client has been reviewed, this has limited visibility. Blockages of rainwater disposal systems are causing deterioration and should be cleared as a priority. Internally, the walls, ceilings and majority of the floors are in poor condition, with significant repairs, replacement, restoration required. There were several areas of dry rot noted, and evidence of past remedial works being carried out. Several areas of the ceilings were noted as failing, with sections of fallen lath and plaster. The site has been disused for several years, with significant dust settlement occurring, it is recommended that all areas are fully cleaned and redecorated.

##### Further Investigation:

Initially, the building needs to be made safe to allow further investigations in preparation for bringing the building back into use or maintaining in a stable state. Structurally unsound areas should be propped/ shored up to allow safe passage through the building and bird guano cleared under an appropriate method statement with further access for birds prevented through netting or other measures. Areas contaminated with asbestos i.e. the basement should be cleared and certified, or an appropriate method statement agreed in order to carry out the further investigation required.

- Full specialist assessment of all structural timbers to assess the extent of those requiring replacement.
- Input into the above and other areas by a structural engineer.
- Drainage survey.
- Other specialist surveys as identified in the schedule.

Whilst drone survey footage was provided by the client and reviewed, the visibility was limited and the following will be required:

- Physical touch survey to high level stone elements.
- Close inspection of roofs.

##### Exclusions:

Representative sample of offices, kitchens and toilets were inspected which represents a spread of varying accommodation. Areas not inspected included:

# 20 Year Forward Maintenance Condition Report

## General Details Report



### Queens Theatre

Ref:

Roofs (drone survey footage only).  
South elevations externally (no access).  
Underground drainage.  
Locked store rooms and cupboards.  
Inspections were visual only and from GF level and key vantage points where available.

**As per agreed engagement letter - day to day reactive maintenance has been excluded.**

### Survey Observations - MEP

General Remarks:	The property is in a state of disrepair, and the majority of the MEP installations are redundant and not completely intact. The building is open to the elements in multiple locations due to failings in the roof structure, and contains areas of standing water in ground and basement areas. The building has remained unoccupied for several years, leaving the existing MEP installations largely unprotected and susceptible to variations in temperature and humidity. It was evident during our inspection that this has had a detrimental impact on the services installations. Temporary power has been installed to supply the intruder alarm system.			
	Extensive works are required to restore the property to a safe, operational & occupiable state. Until the scope of the construction works can be agreed and finalised, it is recommended that the building is provided with temporary general and emergency lighting, and a fire alarm system commensurate with construction site installations, to allow safe access to personnel authorised to work within the building. Temporary heating is also recommended to maintain a stable temperature above the condensation dew point.			
Further Investigation:	We recommend that a programme of intrusive testing and inspection is undertaken to verify the condition of the LV electrical switchgear and wiring installation, LTHW heating and gas pipework installations, to verify their suitability for retention and reinstatement.			
Exclusions:	Limited access was provided due to the building condition and presence of Asbestos Containing Materials (ACMs). Areas not fully inspected included: Basement areas Auditorium & Stage areas Underground drainage. Locked areas, store rooms and cupboards. Roof areas Roof void areas surrounding the stage and auditorium			
Basis of Costings	The budget costings provided in this report have been prepared on the following basis: 1.) A visual inspection of accessible areas and drone footage of high level external areas and using measurements taken on site and from available drawings based on the visual condition of the building. 2.) An assessment of the likely works to out of bounds areas due to reports of asbestos containing materials being present. For these areas, we have assessed the anticipated costs based on inspections completed on site from safe locations, the available drawings, our experience of similar buildings and the likely damage/defects and works required. 3.) An assessment of the likely works to out of bounds areas due to structural instability or reports of health and safety hazards restricting visual inspection. For these areas, we have assessed the anticipated costs based on inspections completed on site from safe locations, the available drawings, our experience of similar buildings and the likely damage/defects and works required.			
	Where budget costs have been proposed, we have included a sum for contingency risk within the costings but further safe access and inspection will be required to confirm the repair costs. Please refer to the exclusions above and the accompanying floor plans for areas not fully inspected.			
Principal Works:	Building fabric: Once initial safeguarding works have been completed, the focus will be to repair the external elevations and roofs to make the building watertight and prevent further deterioration. Internally, extensive refurbishment of the building fabric and finishes will be required in order to bring the building back into use.  MEP: Further investigations are required to determine the suitability of the electrical, LTHW pipework and gas pipework installations for retention and reinstatement. Until such time that this can be verified, approximately 90% of the MEP installations are recommended for immediate replacement. This will provide an opportunity to review the services' design strategy for the building, with the intention of applying modern and passive design solutions that incorporate Low & Zero Carbon (LZC) technologies, and that are co-ordinated with improvements to the building fabric, where feasible.			
Overall Condition:	Ext Structure & Fabric	D	Mechanical Services	D
	Int Structure & Fabric	D	Electrical Services	D
	External Areas	D	Public Health Services	D



## **SECTION TWO**

### **FORWARD MAINTENANCE CONDITION REPORT**

20 Year Forward Maintenance Condition Report



Forward Maintenance Condition Report

Ref	Element	Sub-element	Component	Description of Condition / Issue	Repair Classification	Current Condition	Priority Rating	Works Required (immediately or during programme)	Immediate Costs to safeguard (Priority based)	Further Works to achieve and/ or maintain at Condition B during Period under			Year for Works from Date of Inspection																				TOTAL	Photo Ref.
										Cost	Initial Year for Works	Repeat Works to maintain at B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
1	Statutory Compliance	Dangerous areas.	Dangerous areas.	Numerous areas were advised to be unsafe but these are not barriered off and have no signage. This is a risk to persons entering the building (either authorised or unauthorised).	Health and Safety	D	1	Allowance for signage/ barriers to be installed to prevent entry to areas which are unsafe to persons entering the building.	£ 1,500	£ -																							£ 1,500	
2	Statutory Compliance	Temporary builders work.	All Areas	Safe access is required to areas that are currently inaccessible, both to carry out further inspection and make urgent repairs.	Health and Safety	D	1	General allowance for adequate propping/ clearance and works to make safe for persons carrying out further surveys or urgent temporary repairs.	£ 20,000	£ -																							£ 20,000	
3	Structure	Structural timber elements.	All Areas	Unknown.	Preventative	D	1	Intrusive inspection of all structural timbers and strength grading survey. Provisional sum in year 2 for replacement of defective timbers.	£ -	£ 40,000	1		£ 40,000	£ 100,000																			£ 140,000	
4	Structure	Other	Stone columns to principle entrance	Fair condition. Some vertical cracking observed.	Preventative	B	3	Point up cracks with lime mortar and monitor.	£ -	£ 350	3	7			£ 350						£ 350								£ 350				£ 1,050	92, Drone 0583
5	Structure	Floor Slabs	Precast concrete slab and steel beam to courtyard walkway viewed from undercroft within courtyard.	Corrosion observed to steel beams and evidence of previous repairs to concrete.	Preventative	B	2	Provisional allowance for concrete testing and repairs.		£ 3,000	2			£ 3,000																			£ 3,000	95
6	Structure	Upper Floors	Concrete	Not suitably accessed to survey, only viewed where exposed in some areas.	Preventative	D	1	General allowance for adequate propping/ clearance and works to make safe for persons carrying out further surveys or urgent temporary repairs.	£ 20,000	£ -																							£ 20,000	
7	Structure	Other	Load bearing masonry walls.	Generally load bearing walls appear to be structurally stable but condition defects listed elsewhere may contribute to structural issues eventually. Lateral restraint system has been installed.	Preventative	B	5	Structural engineer to assess condition and integrity of lateral restraint system to external elevations as part of other investigations. Costs in year 2 for redecoration of exposed metal plates as part of other works to elevations (access within item 25).	£ -	£ 2,000	2			£ 2,000																			£ 2,000	89
8	Roof	Roof Structure	Timber Truss	Evidence of splicing to the frame denoting issues with Timber decay. Recommended a further survey is carried out to all previous inaccessible areas to confirm the extent of timber decay.	Preventative	C	1	Intrusive inspection of all structural roof timbers and strength grading survey as item 3. Provisional allowance for replacement of roof timbers in year 2.	£ -	£ 40,000	1		£ 40,000	£ 75,000																			£ 115,000	
9	Roof	Pitched Roof Coverings	Slate roof to Princes Hall along Wedgewood Street.	Good condition. Appears to have been replaced in recent years.	Preventative	B	3	Inspect condition and carry out minor repairs periodically i.e. slipped slates.	£ -	£ 500	3	5			£ 500					£ 500				£ 500						£ 500			£ 2,000	77, Drone 0001
10	Roof	Pitched Roof Coverings	Slate roof to main theatre auditorium.	Fair condition. Not possible to inspect closely. Inspection by way of aerial drone inspection only.	Preventative	B	2	Inspect condition and carry out repairs periodically i.e. slipped slates. More extensive repair or replacement may be necessary towards the end of the reporting period pending further inspection - provisional allowance included.	£ -	£ 180,936	20			£ 1,000			£ 1,000				£ 1,000				£ 1,000						£ 180,936	£ 184,936	87	
11	Roof	Flat Roof Coverings	Lead sheet covered flat roofs to main theatre (East).	Fair condition. Debris has been left on roofs and roof vent cover appears to be displaced allowing significant water ingress.	Preventative	C	1	Remove rubbish blocking gutter channel and refix roof vent cover as a priority to prevent further serious deterioration. Inspect lead covering - allowance in second year for minor repairs as required and at 15 year intervals.	£ 800	£ 1,000	2	15		£ 1,000															£ 1,000				£ 2,800	82, Drone 0013
12	Roof	Flat Roof Coverings	Felt covering to flat roofs above principle entrance to Theatre (West).	Poor condition. Equipment left on roof and evidence of seams lifting.	Failure	C	2	Replace in liquid applied coating in conjunction with skylights. Provisional allowance for repairs to underlying deck.		£ 4,500	2			£ 4,500																			£ 4,500	80, Drone 0011
13	Roof	Rooflights and Openings	2500mm x 2500mm (approx.) rooflights to flat roofs above principal entrance to Theatre.	Poor condition. Evidence of numerous previous repairs.	Failure	C	2	Replace in conjunction with roof covering.		£ 8,000	2			£ 8,000																			£ 8,000	80, Drone 0011
14	Roof	Pitched Roof Coverings	Slate roof to Princes hall along Price Street (East).	Not possible to inspect closely. Inspection by way of aerial drone inspection only. Numerous slipped slates to West roof pitch at South end visible from drone footage.	Failure	C	2	Initial allowance to strip and relay localised areas periodically. Provisional allowance for full re-roofing towards the end of the reporting period.		£ 39,203	20			£ 5,000			£ 5,000				£ 5,000									£ 39,203	£ 59,203	82, Drone 0020		
15	Roof	Pitched Roof Coverings	Slate roof to Princes Hall (South).	Not possible to inspect closely. Inspection by way of aerial drone inspection only.	Preventative	C	2	Inspect condition and carry out repairs periodically i.e. slipped slates. More extensive repair or replacement may be necessary towards the end of the reporting period pending further inspection - provisional allowance included.		£ 82,929	18																		£ 82,929				£ 82,929	81, Drone 0021
16	Roof	Flat Roof Coverings	Felt roof covering to inner courtyard raised walkway.	Some ponding. Will require replacement within the reporting period.	Lifecycle	B	4	Replace.	£ -	£ 5,250	10									£ 5,250													£ 5,250	53
17	Roof	Roof Drainage	Lead linings to parapet gutters.	Condition appears fair generally. Not possible to inspect closely. Inspection by way of aerial drone inspection only. Blocked in places by equipment or debris - this requires removal as a priority.	Preventative	B	3	Inspect and carry out repairs as required in accordance with LSTA guidelines. Provisional allowance in year 2. (Clean out as part of annual maintenance programme).	£ -	£ 15,000	2			£ 15,000																			£ 15,000	85, 86, Drone 0599, various.
18	Roof	Roof Drainage	Box gutters - underlying boarding and supports.	Not possible to inspect closely. Inspection by way of aerial drone inspection only.	Preventative	B	3	Carry out repairs to gutter supports and linings as required. Provisional allowance.	£ -	£ 5,000	2			£ 5,000																			£ 5,000	
19	Roof	Roof Drainage	Cast iron half round gutters to South areas around small courtyards.	Close inspection not possible, generally requiring clearance, overhaul and redecoration.	Preventative	C	1	Allowance for repairs to connections and broken or missing brackets, followed by redecoration. (Clean out as part of annual maintenance programme).	£ -	£ 1,500	2	5		£ 1,500			£ 1,500			£ 1,500									£ 1,500				£ 6,000	73
20	Roof	Roof Drainage	PVCu gutters	Not visible.	Preventative	B	1	All half round gutters are presumed to be cast iron. Provisional allowance for replacing any unseen Upvc components that have been installed as temporary repairs, in cast iron.	£ -	£ 5,000	2			£ 5,000																			£ 5,000	
21	Roof	Roof Drainage	Trough gutters to North and South elevations of main Theatre roof, and general courtyard elevations.	Not possible to inspect closely. Inspection by way of aerial drone inspection only. Standing (frozen) water observed.	Preventative	B	1	Allowance to test, repair and redecorate as required. (Clean out as part of annual maintenance programme).	£ -	£ 5,000	2	5		£ 5,000			£ 5,000			£ 5,000									£ 5,000				£ 20,000	83, Drone 0603
22	Roof	Roof Drainage	Cast iron downpipes and hoppers	Blockages, broken or defective connections observed. Poor decorative condition generally. Arrangement to North East corner of central courtyard is particularly poor, causing vegetation growth and deterioration to surrounding masonry.	Preventative	C	1	Allowance for removal of vegetation, repairs to connections and broken or missing brackets, followed by redecoration. Straighten out downpipe arrangement to North East corner of central courtyard. (Clean out as part of annual maintenance programme).	£ -	£ 9,600	2	5		£ 9,600			£ 9,600			£ 9,600										£ 9,600			£ 38,400	71, 75, 84

20 Year Forward Maintenance Condition Report



Forward Maintenance Condition Report

Ref	Element	Sub-element	Component	Description of Condition / Issue	Repair Classification	Current Condition	Priority Rating	Works Required (immediately or during programme)	Immediate Costs to safeguard (Priority based)	Further Works to achieve and/ or maintain at Condition B during Period under			Year for Works from Date of Inspection																				TOTAL	Photo Ref.	
										Cost	Initial Year for Works	Repeat Works to maintain at B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
23	Roof	Roof Features	Large chimney stack to South East corner of site.	Poor condition. Open joints and potential corrosion jacking at top of stack.	Preventative	C	2	Allowance for close physical inspection, take down and rebuild top 5 courses of stack, and repoint entire stack. Install ventilated rain cap.	£ -	£ 15,000	2		£ 15,000																				£ 15,000	90, Drone 0589	
24	Roof	Roof Features	Small chimney stack to South East corner of site.	Fair condition. Not possible to inspect closely. Inspection by way of aerial drone inspection only.	Preventative	B	2	Allowance for general repair following close inspection.		£ 3,000	2		£ 3,000																				£ 3,000		
25	Roof	Roof lights and Openings	Inner timber framed Rooflights below item 13 (2no)	Viewed internally at the second floor level. Internal water ingress noted to the perimeter.	Preventative	C	2	Strip down, repair and redecorate. Defects to outer rooflights dealt with in item 13.	£ -	£ 2,500	2		£ 2,500																				£ 2,500	31	
26	External Fabric	Other	Scaffold access to external elevations to allow repairs and redecorations.	n/a	Preventative	B	2	Erect scaffold and working platforms to all areas requiring repairs and redecoration.		£ 100,000	1	10	£ 100,000									£ 100,000											£ 200,000		
27	External Fabric	External Walls	General elevation staining.	Surface deposits - sulphates and other environmental pollutants. Causing localised blistering in places.	Preventative	B	3	Cleaning stone and brickwork using DOFF (high temperature steam) system and localised poulticing where stone is particularly vulnerable or heavily soiled with sulphates. Agree overall approach in conjunction with stone cleaning specialist and conservation management plan/ conservation officer.		£ 70,000	1	10	£ 70,000									£ 70,000											£ 140,000	64, 70	
28	External Fabric	External Walls	High level stone elements above street frontages.	Not possible to confirm state of these elements from ground level or drone footage. A number of dentil mouldings have been lost or are deteriorating to the entablature above the principle entrance. Extensive moss growth to horizontal surfaces - unclear whether lead capping is present. The stone capping the parapet wall running along the North and East elevations above Price Street and Jenkins Street is spalling and heavily eroded in places, with open, moss filled joints - its stability cannot be confirmed without physical inspection.	Health and Safety	C	1	Carry out full survey by MEWP of all high level stone elements to a) remove any loose stone and risk to the public, and b) enable preparation of a full repair schedule. Provisional allowance for cleaning off moss from horizontal surfaces, indent repairs/ replacement of stone units beyond repair in year 3. Consider installation of lead capping to horizontal stone surfaces.	£ 7,500	£ 40,000	1	3	£ 40,000			£ 40,000			£ 40,000			£ 40,000						£ 40,000		£ 40,000			£ 287,500	78, 85, 86, 81, 83, 94, 96, Drone 0596, 0590, 0589, 0580, 0576 and 0570.	
29	External Fabric	External Walls	Ashlar sandstone to Wedgwood Street elevations and side returns.	Stone is spalling/ laminating in places due to cementitious pointing and inadequate water shedding to horizontal surfaces.	Preventative	B	2	Rake out fine ashlar joints by hand where mortar is loose (without further damaging the adjoining stone) and repoint in lime mortar. Approximately 50% elevation allowance.	£ -	£ 14,000	1	10	£ 14,000									£ 14,000											£ 28,000	68, 70	
30	External Fabric	External Walls	Dressed sandstone elements to brickwork elevations throughout (string course, cornice, quoins, window and door surrounds).	Fair condition. Some spalling/ loss of profile evident but not warranting intervention. Pointing has deteriorated.	Preventative	B	2	Rake out and repoint joints by hand in lime mortar. General allowance for cutting out and piecing in repairs to match existing stone if needed in the longer term. Close up physical inspection of high level projecting stone elements included within item 28.	£ -	£ 5,250	1	10	£ 5,250									£ 5,250											£ 10,500	72, 57	
31	External Fabric	External Walls	Stone lintel to single leaf pedestrian stage entrance door.	Crack extending visible depth and height of lintel.	Failure	D	1	Allowance for further investigation and repair in consultation with a structural engineer.	£ 1,000	£ -																							£ 1,000	60	
32	External Fabric	External Wall Finishes	Cement render finish around stage entrance steps to Price St elevation.	Cracked/ detaching.	Failure	C	3	Break off to sound edge and repair to existing profile.	£ -	£ 500	1		£ 500																					£ 500	59
33	External Fabric	External Walls	Timber shiplap boarding to external courtyard elevated walkway.	Flaking paint, decayed in some areas.	Lifecycle	C	3	Replace.	£ -	£ 4,000	1		£ 4,000																					£ 4,000	52
34	External Fabric	External Walls	Mock-stone cement rendered flat arches to windows on East elevation of main Theatre block.	2no have lost render coating. Bricks underneath have had their faces removed and been roughened to provide a key and will therefore deteriorate quickly without protection.	Preventative	C	1	Carefully hack off render to remaining two. Repair with new render to match existing in tone, texture and colour. Consider repainting using stone slips as an alternative.	£ -	£ 800	1		£ 800																					£ 800	98, 61
35	External Fabric	External Walls	Unrendered flat arches to lower ground floor windows on East elevation.	Spalling/ damaged brickwork.	Preventative	B	3	Brush down and monitor. Likely to require replacement in the longer term.	£ -	£ 300	10										£ 300													£ 300	62
36	External Fabric	External Walls	Brick to North, East, South and inner courtyard elevations.	Fair condition. Brickwork 3-6 courses above doorways along centre of North elevation appears to be displaced laterally. Pointing to lower courses has deteriorated due to splashback from pavement (also algae growth).	Preventative	C	1	Investigate cause of displaced brickwork. Nominal allowance for repointing to brickwork in first year and periodically thereafter.	£ 1,000	£ 18,342	1	10	£ 18,342									£ 18,342												£ 37,684	76
37	External Fabric	External Walls	Circular and ellipse brick surrounds to East elevation of Theatre.	Poor condition, heavily spalled due to cementitious mortar pointing to softer brick.	Preventative	C	2	Rake out joints where possible and repoint in lime mortar, provisional allowance for 20% brick replacement.		£ 1,200	2		£ 1,200																					£ 1,200	88, Drone 0592, 0597
38	External Fabric	External Walls	Freestanding staggered height brick wall to rear (Price Street elevation).	Diagonal stepped crack to base at North end. 1no coping is laid on ground behind wall. Some loss of pointing in places.	Preventative	C	2	Rake out mortar joint and insert 6mm helical reinforcing rods, bonded with masonry repair grout; repoint to match existing, per crack height. Reinstate coping stone. Allowance for periodic repointing held within general brickwork item.	£ 774	£ -																								£ 774	58
39	External Fabric	External Doors	Timber narrow twin leaf panelled external doors to courtyard.	Poor condition. Not able to close fully, decayed to bottom rail.	Failure	C	1	Replace. Allowance for redecoration thereafter.	£ 3,000	£ 400	1	10	£ 400									£ 400												£ 3,800	52
40	External Fabric	External Doors	Timber flush single leaf stage door to Price Street.	Fair condition (locked and not operated).	Preventative	B	3	Ease and adjust, ensure free operation. Rub down and redecorate.	£ -	£ 125	1	10	£ 125									£ 125												£ 250	58
41	External Fabric	External Doors	Timber flush twin leaf stage doors to Price Street.	Fair condition (locked and not operated).	Preventative	B	3	Ease and adjust, ensure free operation. Rub down and redecorate.	£ -	£ 250	1	10	£ 250									£ 250												£ 500	61
42	External Fabric	External Doors	Timber twin leaf panelled pedestrian entrance/ exit doors to street frontages.	Fair condition. Some nailed shut. Some missing handles. Generally requiring redecoration.	Preventative	B	3	Ease and adjust, ensure free operation. Rub down and re-stain with timber preservative. Replace ironmongery to agreed specification.	£ -	£ 2,400	1	10	£ 2,400									£ 2,400												£ 4,800	72
43	External Fabric	External Windows	Fixed cast iron lattice windows to North, West and South elevations of main Theatre.	Fair condition throughout. Flaking paint with some corrosion observed. Some observed to be cracked.	Preventative	B	3	Rub down, treat any corrosion and redecorate. Replacement panes included elsewhere.	£ -	£ 1,170	7	7							£ 1,170						£ 1,170									£ 2,340	74, 99

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										Cost	Initial Year for Works	Repeat Works to maintain at B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20				
44	External Fabric	External Windows	6/9 timber sash windows to range extending to South along Wedgwood Street.	Poor condition. Numerous glass panes are broken, decorations have worn off and the cills have rotted.	Failure	C	2	Year 1: Strip down, overhaul, repair and redecorate (18no) sash windows. Allowance to replace sash cords, renew putty, replace sills and splice in new wood to adjoining lower casing where rotten. Replace 2no broken glass panes per window. Redecoration allowed for thereafter every 7 years.		£ 800	7	7	£ 14,300						£ 800								£ 800								£ 15,900	69, 99
45	External Fabric	External Windows	6/9 and 6/6 timber sash windows to range extending south along Price Street.	Poor condition. Decorations and flaking and some decay evident to sills. 2no panes missing.	Preventative	C	2	Year 1: Strip down, overhaul, repair and redecorate (21no) sash windows. Allowance to replace sash cords, renew putty, replace 25% of sills and carry out resin based repairs where surface decay has occurred. Replace 2no broken glass panes. Redecoration allowed for thereafter every 7 years.		£ 1,000	7	7	£ 13,600						£ 1,000								£ 1,000								£ 15,600	56
46	External Fabric	External Windows	Timber casement windows with glazing bars.	Poor condition. Decorations flaking or worn off. Some decay observed to sills.	Preventative	C	2	Year 1: Provisional allowance for replacement of 50% of cills and redecoration. Subsequent redecoration allowed every 7 years.		£ 2,250	7	7	£ 12,250						£ 2,250								£ 2,250								£ 16,750	38, 53
47	External Fabric	External Windows	Timber casement windows with lead comes.	Poor condition. Decorations flaking or worn off. Some decay observed to sills. Some panes missing and boarded up to inner courtyard. South elevation has imitation lead comes which are peeling off.	Preventative	C	2	Year 1: Provisional allowance for replacement of 50% of cills and redecoration. Subsequent redecoration allowed every 7 years). Includes replacement of imitation lead comes to South elevation.		£ 1,250	7	7	£ 11,250						£ 1,250								£ 1,250								£ 13,750	73
48	External Fabric	External Windows	Plate (assumed) glass panes to fixed and casement window types.	Some observed to be cracked, missing or broken.	Failure	B	3	Provisional allowance for replacement of pane ne 200 x 150mm where cracked, broken or missing. Access costs allowed for in general repair tasks.	£ -	£ 7,000	7	7	£ 7,000						£ 7,000								£ 7,000								£ 21,000	
49	External Fabric	Boundary Treatments	Painted steel railings to external frontages.	Fair condition. Some decorative scroll details generally corroded.	Preventative	B	2	Rub down, treat corrosion and redecorate.	£ -	£ 400	2	7		£ 400						£ 400									£ 400						£ 1,200	65
50	External Fabric	Surface Water Drainage	Surface water drainage to external areas.	Street frontages no issues observed. Inner courtyard has ponding water and is generally damp. Small external areas to South elevation not accessed but extensive vegetation observed from vantage point.	Preventative	C	1	Carry out full CCTV drainage survey to all foul and surface water drainage systems and report. Provisional allowance included for repairs.	£ 25,000	£ -																									£ 25,000	75
51	External Fabric	Other	Concrete surfacing to inner courtyard.	Begrimed, slippery due to algae growth.	Health and Safety	B	2	Steam clean.	£ -	£ 2,000	1	4	£ 2,000					£ 2,000								£ 2,000				£ 2,000					£ 10,000	75
52	External Works	Drainage Access	Gullies and associated concrete surrounds throughout. Manhole covers.	Poor condition, generally cracked. Manhole to Wedgwood Street frontage is cracked and beyond repair.	Failure	D	1	General allowance for replacements to manhole covers and gully grates, and repairs to concrete surrounds.	£ -	£ 5,000																									£ -	67, 71
53	External Fabric	Other	External concrete staircases to outer courtyard.	Fair condition but heavily begrimed/ vegetation and algae growth. Keyclamp handrail requires redecoration.	Preventative	B	2	Clean up and remove vegetation to stair treads. Redecorate handrail.	£ -	£ 1,000	2	7		£ 1,000					£ 1,000										£ 1,000						£ 3,000	55
54	External Works	Other	Two small courtyards to the South end of the site.	Not accessible during survey but drone footage shows extensive vegetation growth.	Preventative	B	1	Clear vegetation and clean generally.		£ 250	1		£ 250																						£ 250	
55	Internal Fabric	Internal Walls/Partitions	Timber Stud Partition	Poor condition, in an overall state of disrepair. Part removed and damaged walls. Dry rot noted in several locations across the property.	Failure	D	1	Recommended overall timber decay assessment of timber walls and partitions, allowing to remove any defective areas, and for new partitions to be constructed.	£ -	£ 50,000	2																									
56	Internal Fabric	Internal Walls/Partitions	Brickwork	Poor condition, general state of disrepair, some missing brickwork, friable mortar.	Failure	C	2	Recommended that they are assessed structurally and necessary repairs carried out.	£ -	£ 15,000	2	15																								32,33, 38
57	Internal Fabric	Balustrades and Handrails	Stone Balustrade	Fair condition, no defects observed.	Preventative	B	4	Recommended to undergo a full clean and any minor repairs and redecorating carried out to fully restore the balustrade.	£ -	£ 500	2	5																								
58	Internal Fabric	Balustrades and Handrails	Oak Balustrade	Fair condition, no defects observed.	Preventative	B	4	Recommended to undergo a full clean and any minor repairs and redecorating carried out to fully restore the balustrade.	£ -	£ 500	2	5																								
59	Internal Fabric	Balustrades and Handrails	Painted Steel Balustrade and Handrail	Painted finish is flaking and defective.	Lifecycle	C	3	Recommended to be stripped back of the paintwork finish and repainted.	£ -	£ 500	2	10																								47
60	Internal Fabric	Internal Doors	Solid Timber Panel Doors	Fair condition. Painted finishes are flaking, with not all doors fully operational.	Operational	C	3	Recommended to be overhauled, serviced and restored.	£ -	£ 3,000	2	5																								
61	Internal Fabric	Internal Doors	Timber Panel Doors with Vision Panels	Fair condition. Painted finishes are flaking, with not all doors fully operational.	Operational	C	3	Recommended to be overhauled, serviced and restored.	£ -	£ 2,400	2																									
62	Internal Fabric	Internal Doors	Oak Doors with Vision Panels	Fair condition. Not all doors fully tested to confirm if operating.	Operational	C	3	Recommended to be overhauled, serviced and restored.	£ -	£ 4,800	2	5																								
63	Internal Fabric	Fixtures and Fittings	Timber Suspended Balcony - For Seating	No access to the balcony or below area due to safety restrictions.	Preventative	D	2	Recommended safe access is gained and a full survey is undertaken to assess the condition.	£ -	£ 2,500	2																									
64	Internal Fabric	Fixtures and Fittings	Stone Staircase	Fair condition, no defects observed.	Lifecycle	B	4	Recommended full clean is undertaken.	£ -	£ 500	2																									
65	Internal Fabric	Fixtures and Fittings	Seating	No access to the balcony or below area due to safety restrictions.	Preventative	D	2	Recommended safe access is gained and a full survey is undertaken to assess the condition. Allowed for above.	£ -	£ -	2																									28
66	Internal Fabric	Fixtures and Fittings	Timber Stage	No access to the balcony or below area due to safety restrictions.	Preventative	D	2	Recommended safe access is gained and a full survey is undertaken to assess the condition. Allowed for above.	£ -	£ -	2																									
67	Internal Fabric	Fixtures and Fittings	Stainless Steel Urinals	Fair condition, no defects observed, however surrounding bathroom is in poor condition.	Lifecycle	B	4	Recommended full clean is undertaken, and any refitting and restoration carried out.	£ -	£ 1,500	2	5																								
68	Internal Fabric	Fixtures and Fittings	Ceramic WC's	Fair condition, no defects observed, however surrounding bathroom is in poor condition.	Lifecycle	B	4	Recommended full clean is undertaken, and any refitting and restoration carried out.	£ -	£ 5,000	2	5																								
69	Internal Fabric	Fixtures and Fittings	Ceramic Urinals	Fair condition, no defects observed, however surrounding bathroom is in poor condition.	Lifecycle	B	4	Recommended full clean is undertaken, and any refitting and restoration carried out.	£ -	£ 5,000	2	5																								36
70	Internal Fabric	Fixtures and Fittings	Ceramic Wash Hand Basins	Fair condition, no defects observed, however surrounding bathroom is in poor condition.	Lifecycle	B	4	Recommended full clean is undertaken, and any refitting and restoration carried out.	£ -	£ 5,000	2	5																								

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										Cost	Initial Year for Works	Repeat Works to maintain at B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20				
71	Internal Fabric	Fixtures and Fittings	Oak Timber Bar	Leather padded panels and a rolling shutter observed on bar. Only inspected from the front, appeared in good condition. Rolling shutter not tested to confirm if operational.	Lifecycle	B	4	Recommended full clean is undertaken, and any refitting and restoration carried out.	£ -	£ 1,000	2	5																								
72	Internal Finishes	Wall Finishes	Tiled Walls	Overall poor condition, cracked and missing tiles, heavily soiled with dust.	Lifecycle	D	3	Recommended to be hacked off and replaced.	£ -	£ 11,000	2																									
73	Internal Finishes	Wall Finishes	Painted Brickwork	Paintwork finish flaking and heavily soiled.	Lifecycle	D	3	Recommended to be redecorated, allowed for under internal redecorations.	£ -	£ -	2	5																								
74	Internal Finishes	Wall Finishes	Oak Timber Panelling	Fair condition, no defects observed.	Preventative	B	4	Recommended full clean is undertaken, and any refitting and restoration carried out.	£ -	£ 1,000	2	5																								
75	Internal Finishes	Floor Finishes	Parquet Flooring	Fair condition, however some sections of missing and loose parquet noted.	Lifecycle	C	3	Recommended localised repairs undertaken, and overall cleaning and restoration.	£ -	£ 15,000	2	20																								
76	Internal Finishes	Floor Finishes	Sheet Carpet	Poor condition, heavily soiled.	Lifecycle	D	3	Recommended to be replaced throughout.	£ -	£ 36,000	2	10																								
77	Internal Finishes	Floor Finishes	Stone Flooring	Fair condition, no defects observed, however, significant amounts of dust build up.	Preventative	B	3	Allow for full cleaning, and any minor repairs to be undertaken that may not have been identified during the survey.	£ -	£ 20,000	2	20																								
78	Internal Finishes	Floor Finishes	Concrete Flooring	Fair condition, no defects observed, however, significant amounts of dust build up.	Preventative	B	3	Allow for full cleaning, and any minor repairs to be undertaken that may not have been identified during the survey.	£ -	£ 20,000	2	20																								
79	Internal Finishes	Floor Finishes	Tiled Flooring	Fair condition, some sections noted with minor cracks, and significant amounts of dust build up.	Preventative	C	3	Allow for full cleaning, and any minor repairs to be undertaken that may not have been identified during the survey.	£ -	£ 48,000	2	20																								
80	Internal Finishes	Ceiling Finishes	Lath and Plaster	Poor condition, several areas of failed ceiling.	Health and Safety	D	1	Allowance for spot repairs of lath and plaster where damaged and redecoration as part of agreed refurbishment scheme following resolution of all water ingress and drying out period.	£ -	£ 90,000	2																							35,39,40, 43, 48 and 50		
81	Internal Finishes	Floor Finishes	Vinyl Tile Flooring	Poor condition, overall stained and missing sections.	Lifecycle	D	3	Recommended replacement.	£ -	£ 36,000	2	15																								
82	Internal Finishes	Ceiling Finishes	Painted Plaster	Poor condition, sections of missing plaster.	Health and Safety	D	1	Recommended repairs are undertaken, allowed for elsewhere.	£ -	£ -	2																								35,39,40, 43, 48 and 50	
83	Internal Finishes	Ceiling Finishes	Ornamental Plaster Features	Poor condition, several areas of failed and fallen ornamental plaster elements.	Health and Safety	D	1	Recommended repairs and reinstatement are undertaken.	£ -	£ 47,750	2																									
84	Internal Finishes	Internal Decorations	Painted Plaster	Overall the painted plaster is in poor condition, with redecoration required to all areas following the necessary repairs.	Lifecycle	D	2	Recommended redecoration of all areas following repairs.	£ -	£ 120,400	2	10																								
85	Internal Fabric	Fixtures and Fittings	Various timber fixtures and fittings; Signage, Counters, Shelving, Base Units, Rolling Shutters	Poor condition, significant decay to timber.	Lifecycle	D	2	Provisional Sum - Replace in line with overall refurbishment. Retain any of special significance such as signage etc.	£ -	£ 50,000	2			£ 50,000																				£ 50,000	16, 18, 20	
86	Statutory Compliance	Asbestos	Numerous high risk ACM's identified throughout the building as per asbestos register provided.	Removal/ encapsulation required as per register. Currently no access to the basement due to contamination but door is left open. Immediate review of asbestos management plan and appropriate risk mitigation required. R&D survey required in addition prior to any works taking place.	Statutory	D	1	Staged approach to allow safe access for further investigations and surveys identified in this schedule to the basement and other areas, followed by R&D survey in line with proposed wider scope for refurbishment. General allowance for removal and encapsulation thereafter, subject to surveys.	£ 130,000	£ -																									£ 130,000	
87	Statutory Compliance	Fire	No fire strategy or risk assessment was provided.	A risk assessment should be in place despite the building being unoccupied.	Statutory	D	1	Commission fire risk assessment and complete any actions. Review periodically. All costs for fire related reports and inspections held here.	£ 5,000	£ 4,500	1	1	£ 4,500	£ 4,500	£ 4,500	£ 4,500	£ 4,500	£ 4,500	£ 4,500	£ 4,500	£ 4,500	£ 4,500	£ 4,500	£ 4,500	£ 4,500	£ 4,500	£ 4,500	£ 4,500	£ 4,500	£ 4,500	£ 4,500	£ 4,500	£ 95,000			
88	Statutory Compliance	Fire	Fire doors and compartmentation	Fire door condition throughout the building is unknown. Compartmentation integrity not known - breaches/penetrations observed in walls and ceilings, etc.	Statutory	D	1	Specialist survey and repairs annually. Costs included above.	£ 5,000	£ -																									£ 5,000	
89	Sanitary and Foul Drainage	Internal Drainage	UPVC waste pipework	Where visible, UPVC pipework connections to existing sanitaryware range from satisfactory to poor visual condition. Exposed drainage pipework is covered in dirt/debris, and open ends were observed in several locations. The installations have not been used for several years and is not completely intact. External CI stacks are in satisfactory visual condition. Some greywater pipes discharge into the rainwater pipes to the rear of the property.	Operational	C	1	Local UPVC pipework and connections to existing/removed sanitaryware should be replaced.  Greywater connections to the surface water drains should be removed, unless a combined discharge system is in place.	£ -	£ 95,640	1		£ 95,640																						£ 95,640	17
90	Mechanical Services	Mains Supply	Incoming Gas	The building gas supply is understood to enter the property from the east elevation. Metering is present within the basement plantroom, and second floor stairwell adjacent to the stage. The basement meter has been isolated and capped off.	Lifecycle	C	1	The building has remained unoccupied for several years. Additionally, the basement area contains standing water and is likely susceptible to substantial condensation. Should the gas supply be reinstated, replacement of the metering assembly is recommended.	£ -	£ 3,500	1		£ 3,500																						£ 3,500	
91	Mechanical Services	Mains Supply	Incoming MCWS	The incoming MCWS location could not be ascertained during the survey.	Lifecycle	C	1	-	£ -	£ -																									£ -	
92	Mechanical Services	Hot Water Services	Electric Storage Water Heater	Poor condition. Disconnected and redundant.	Lifecycle	D	1	Replace	£ -	£ 2,500	1		£ 2,500																						£ 2,500	
93	Mechanical Services	Hot and Cold Water	DHCWS Pipework	Domestic hot and cold water pipework predominantly comprises copper pipework, although some lead pipework was observed to serve toilet areas on the first floor. The installations are estimated to be 50+ years old, and have been redundant for several years. Open ended pipework, combined with the variations in temperature and humidity of the building in its unoccupied state are expected to have had a detrimental impact on the pipework	Lifecycle	D	1	Replacement of the domestic hot and cold water pipework installations is recommended.	£ -	£ 337,875	1		£ 337,875																						£ 337,875	17

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										Cost	Initial Year for Works	Repeat Works to maintain at B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20				
94	Mechanical Services	Heat Source	Boiler Plant	The existing boiler plant and ancillary equipment are all life expired and completely redundant.	Lifecycle	D	1	The existing heating plant requires replacement in its entirety. This will present new opportunities to reassess the heating strategy for the building, in conjunction with the building repairs.	£ -	-	£ 107,143	1		£ 107,143																				£ 107,143	1	
95	Mechanical Services	Heating	LTHW Heating Pipework	Visual condition of the heating pipework varies. The majority of the pipework installations are concealed within the building structure. The heating main flow and return pipework from the plantroom is heavily corroded and not considered suitable for reinstatement. Pipework observed around connections to radiators has been painted and is in satisfactory visual condition. The installations are estimated to be 50+ years old, and have been redundant for several years. Open ended pipework, combined with the variations in temperature and humidity of the building in its unoccupied state are expected to have had a detrimental impact on the pipework within the basement area.	Lifecycle	D	1	Retention of the heating pipework systems above ground floor level may be feasible, but will require pressure testing to determine if the installation is intact. Removal of sections of pipework is also recommended to inspect the internal condition. All open ends of pipework require capping off and protecting. An allowance for the above is included in year 1 costs as well as any isolated repair works.  Replacement of the basement level LTHW heating pipework installation is recommended in year 2. Regular, inspection, testing and monitoring of the internal water quality will be required during the reporting period, however this is included within any standard maintenance regime.	£ 15,000	£ 110,000	1		£ 110,000																						£ 125,000	3
96	Mechanical Services	Heating	Heat Emitters (Radiators)	Radiators are the traditional steel/cast iron column type, estimated to be circa 50+ years old. The radiators exhibit signs of deterioration. However, it is possible that refurbishment would allow retention of the units for reinstatement.	Preventative	C	2	Flush, treat and re-paint radiators. Replace radiator valves. Retention and reinstatement of the radiators should be considered alongside proposals to either replace the existing gas-fired heating system, or explore an alternative heating strategy for the building.	£ -	-	£ 50,000	1		£ 50,000																				£ 50,000	9,13	
97	Mechanical Services	Heating	Gas Fired Space Heating	2No. Space heaters located at high level at the back of the stage. The units are in satisfactory visual condition but estimated to be circa 20 years of age, and are understood to have remained unused for several years.	Lifecycle	C	1	It is recommended that the units are subjected to full service, inspection and testing to verify if suitable for reinstatement. Considering the age of the units, lifecycle replacement is expected within 5 years	£ 750	£ 5,500	5						£ 5,500																	£ 6,250	26	
98	Mechanical Services	Heating	Heat Emitters (Fan Convectors)	Several units have been installed around the building, assumed to have been replacements for radiators. The units are estimated to be 30+ years old and exhibit damaged casings and have been redundant for several years. Internal fan components are likely to have seized.	Lifecycle	D	1	Replacement is recommended. The need for replacement units should be considered against the future building heating strategy.	£ -	-	£ 2,500	1		£ 2,500																				£ 2,500		
99	Mechanical Services	Air Conditioning	Split DX System	2No. Heat pump split AC systems, of IMI manufacture serve an area on the first floor. External condensers are located on the flat roof. The systems are redundant and life expired.	Lifecycle	D	2	The systems have been originally installed to accommodate specific temperature control requirements of the area in which they are located. As this space is redundant these systems are likely to be surplus to requirements, therefore removal of the units are recommended, however an allowance for lifecycle replacement has been included.	£ -	-	£ 10,000	1		£ 10,000																		£ 10,000		£ 20,000		
100	Mechanical Services	Ventilation	Auditorium Supply and Extract Ventilation	From a limited access perspective - it is assumed that there are 2No. Supply/extract fans located within the roof voids above the stairwells that are located either side of the stage. The systems have been redundant for several years, and are likely to contain seized components.	Lifecycle	D	1	Allowance has been made for lifecycle replacement.	£ -	-	£ 20,000	1		£ 20,000																				£ 20,000	22	
101	Mechanical Services	Ventilation	Stage Control Area Local Extract Ventilation	1No. Single duct mounted extract fan serves the 2nd floor control room above the stage. The system has been redundant for several years, and is likely to contain seized components.	Lifecycle	D	1	Allowance has been made for lifecycle replacement.	£ -	-	£ 1,000	1		£ 1,000																				£ 1,000	23	
102	Mechanical Services	Ventilation	Ventilation Ductwork	Circular steel ductwork around the stage area is installed at high level and viewed in satisfactory visual condition (from ground level).	Preventative	D	1	It is recommended that the ductwork systems are subjected to internal cleaning, as well as testing of control dampers.	£ -	-	£ 5,000	1		£ 5,000																				£ 5,000	22,23	
103	Mechanical Services	Fire-fighting Installations	Stage Area Sprinkler System	Presumed dry type sprinkler system which was observed to serve the stage area and adjoining stairwells at either side of the stage. The control valve cabinet was not accessed during the survey. Pipework is in poor visual condition. Sections of pipework show signs of external corrosion. The system has been redundant for several years.	Lifecycle	C	1	It is recommended that the system is subjected to full service and testing in accordance with guidance detailed in the BS EN 12845, Annex K and LPC Sprinkler Rules for Automatic Sprinkler Installations, technical bulletin TB203. Sections that exhibit external corrosion should be prepared for repainting or replaced. Pipework should be charged and pressure tested to verify that it is suitable for reinstatement. Sprinklers heads are also anticipated to require replacement within the reporting period	£ 15,000	£ 5,000	15																						£ 5,000	£ 20,000	25	
104	Mechanical Services	Fuel Installations	Gas Pipework	Internal gas pipework is presumed to be isolated and purged since the building has been redundant for several years. Sections of pipework show signs of external corrosion.	Preventative	C	1	It is recommended that the whole of the gas pipework installation is subject to thorough inspection. Sections that exhibit external corrosion should be prepared for repainting or replaced. The whole of the pipework installation should then be pressure tested to verify if suitable for reinstatement prior to connection of the gas supply.	£ 2,500	£ -																								£ 2,500		
105	Mechanical Services	Lifts	Stairlift	2No. Stairlifts are located between ground & mezzanine areas. The lifts are life expired and redundant.	Lifecycle	D	1	Replace the lift installations	£ -	-	£ 7,000	1		£ 7,000																		£ 7,000	£ 14,000	7		
106	Mechanical Services	Lifts	Dumbwaiter	2No. Dumbwaiters are located on ground floor level and serve the first floors areas. The installations are redundant and life expired.	Lifecycle	D	2	Replace the lift installations. Refurbishment is anticipated later within the reporting period	£ -	-	£ 20,000	1		£ 20,000																		£ 5,000	£ 25,000	14,15		
107	Electrical Services	Electric Source and Mains	Incoming supply & metering (no access)	The incoming electricity service head and metering could not be located during the survey	Lifecycle			-	£ -	£ -																							£ -			

20 Year Forward Maintenance Condition Report



Forward Maintenance Condition Report

Ref	Element	Sub-element	Component	Description of Condition / Issue	Repair Classification	Current Condition	Priority Rating	Works Required (immediately or during programme)	Immediate Costs to safeguard (Priority based)	Further Works to achieve and/ or maintain at Condition B during Period under			Year for Works from Date of Inspection																				TOTAL	Photo Ref.			
										Cost	Initial Year for Works	Repeat Works to maintain at B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20					
108	Electrical Services	Electric Source and Mains	Temporary Power Supply	A temporary supply has been installed to the kitchenette area at ground floor level adjacent to the east elevation entrance. This comprises 1No. Distribution board that supplies local power and the intruder alarm system.	Lifecycle	A		No works required.	£ -	-	£ -	-																						£ -	-	6	
109	Electrical Services	Electric Power Supplies	LV Sub Distribution Boards & Switchgear	Existing distribution boards, fuse boards and switchgear vary in age. The switchgear located in the stage area is in satisfactory visual condition. The building has remained unused for several years, therefore the switchgear that is in satisfactory visual condition should be subjected to intrusive inspection and testing to verify suitability for reinstatement.	Lifecycle	C	1	The stage area switchgear should be suitable for reinstatement, subject to verification by thorough inspection and testing.  The remaining switchgear around the building should be replaced. The electrical installation contains numerous additions and alterations, and still retains switchgear in excess of 60 years old. Review of the LV distribution strategy for the building is recommended. A provisional sum is included for replacement costs.	£ 2,500		£ 25,000	1			£ 25,000																				£ 27,500		2,18,19,24
110	Electrical Services	Electric Power Supplies	General & Fixed Power	Power accessories are estimated to be over 30 years old, and in a condition consistent with age	Lifecycle	D	1	Replace all switching accessories.	£ -	-	£ 25,000	1			£ 25,000																			£ 25,000			
111	Electrical Services	Electric Power Supplies	Wiring and Containment	The majority of the wiring installation contains bare mineral insulated copper clad (MICC) cabling, surface mounted to the internal structure throughout. Later additions include sheathed MICC (surface mounted) and single core cabling within trunking. There was also observed instances of potential VIR/rubber sheathed cabling. The existing installation is not completely intact. The MICC installations are estimated to be in excess of 60 years old, however these should continue to operate on the basis that the installation remains intact and no issues arise from testing. VIR/rubber sheathed cabling is a fire risk and should be removed.	Operational	C	1	The whole of the electrical wiring installation should be subject to tracing, testing and intrusive inspection. VIR/rubber sheathed cabling should be removed and replaced. Costs for full replacement are included should the installation be deemed not suitable for reinstatement.	£ 12,500		£ 446,250	1			£ 446,250																			£ 458,750		18,19,20	
112	Electrical Services	Electric Lighting	General Lighting (Internal)	General luminaires predominantly comprise decorative/architectural fittings, connected to ceiling roses. The installations are over 30 years old. The installation is not completely intact, and it is not known whether the luminaires can be reinstated, as they have been subjected to variations in temperature and humidity as the building has remained unoccupied for several years.	Lifecycle	D	1	Architectural luminaires within the auditorium, front of house lobbies could be retained and reused. The remainder of the building requires new lighting throughout.	£ -	-	£ 1,000,875	1			£ 1,000,875																			£ 1,000,875		11,13,16	
113	Electrical Services	Electric Lighting	Emergency Lighting (Internal)	Emergency luminaires comprise directional escape lighting. The luminaires utilise fluorescent light sources, and vary in age, but exceed 20 years of age overall. The installation is not completely intact, and it is not known whether the luminaires can be reinstated, as they have been subjected to variations in temperature and humidity as the building has remained unoccupied for several years.	Lifecycle	D	1	Emergency lighting should be replaced in its entirety. Costs are included under 'General Lighting'.	£ -	-	£ -	-																						£ -			
114	Electrical Services	Electric Lighting	Lighting Control	Lighting is controlled via manual switches. Accessories are estimated to be over 30 years old, and in a condition consistent with age	Lifecycle	C	1	Replace all switching accessories. Consider improvements to include automatic control where feasible.	£ -	-	£ 10,000	1			£ 10,000																			£ 10,000		4	
115	Electrical Services	Warning Installations	Fire Detection & Alarm System	The existing fire detection and alarm system is redundant and not completely intact. The fire control panel is located in an area that is open to external elements and standing water.	Lifecycle	C	1	The fire alarm system requires replacement in its entirety. Allowance has been made for future replacement of detection devices and control panels	£ -	-	£ 312,375	1			£ 312,375																	£ 15,000	£ 327,375		8		
116	Electrical Services	Visual, Audio and Data Installations	PA/Audio System	Some speakers were observed around the front of house lobby areas. The installation is not fully intact and is estimated to be over 30 years old.	Lifecycle	D	1	The PA system requires full replacement	£ -	-	£ 286,875	1			£ 286,875																			£ 286,875			
117	Electrical Services	Visual, Audio and Data Installations	Data Installation	The data installation is not completely intact and estimated to be over 30 years old. Some distribution equipment remains but is redundant and life expired.	Lifecycle	D	1	The data installations require full replacement	£ -	-	£ 401,625	1			£ 401,625																			£ 401,625		24	
118	Electrical Services	Security Installations	Intruder Detection & Alarm System	A temporary intruder alarm system provides coverage to the entry/egress points around the building. The installation is satisfactory operational condition	Lifecycle	B	3	No immediate works required. The system coverage may need to be upgraded once the building is restored to occupiable condition.	£ -	-	£ -	-																					£ -		5		
119	Electrical Services	Building Management System	HVAC Controls and BMS	All evidence of the existing HVAC controls installation was redundant and life expired.	Lifecycle	D	1	The HVAC controls installation requires replacement in its entirety. Allowance has been made for future software & hardware upgrades within the reporting period.	£ -	-	£ 554,625	1			£ 554,625																		£ 25,000	£ 579,625		2	
120	Electrical Services	Other	Temporary 110V Lighting & Power installation	There is no lighting to the property to allow access by authorised personnel.	Operational	D	1	It is recommended that a 110V lighting system is installed to facilitate safe access throughout the building for authorised personnel. This should include emergency lighting and sufficient signage to escape routes.	£ 31,875		£ -	-																					£ 31,875				
121	Electrical Services	Other	Temporary Fire Detection & Alarm System	The property is not protected by a fire detection and alarm system.	Operational	D	1	Considering the listed status of the building, provision of a temporary fire alarm system is recommended, for protection of the property and of persons authorised to access it.	£ 10,000		£ -	-																					£ 10,000				



Forward Maintenance Condition Report

Ref	Element	Sub-element	Component	Description of Condition / Issue	Repair Classification	Curd Condition	Priority Rating	Works Required (Immediately or during programme)	Immediate Costs to safeguard (Priority based)	Further Works to achieve and/ or maintain at Condition B during Period under			Year for Works from Date of Inspection																				TOTAL	Photo Ref.	
										Cost	Initial Year for Works	Repeat Works to maintain at B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
122	Mechanical Services	Other	Temporary Heating	The property has been left in a state of disrepair for several years, and open to the elements through degraded opening in the structure. This presents an unstable internal environment that is susceptible to fluctuations in temperature and humidity, that has a detrimental impact on the building services and fabric.	Operational	D	1	Repairs to the building structure are required to make the building air and water tight (as far as practicable). It is recommended that temporary heating is installed to maintain a stable temperature above the dew point in order to prevent condensation.	£ 15,000	£ -																								£ 15,000	
									£ 325,699				£ 4,236,000	£ 318,200	£ 5,350	£ 44,500	£ 12,000	£ 10,500	£ 74,070	£ 5,000	£ 7,900	£ 51,400	£ 220,267	£ 20,600	£ 47,000	£ 18,970	£ 34,500	£ 50,900	£ 33,950	£ 87,929	£ 44,500	£ 251,639	£5,900,874.28		



## **SECTION THREE**

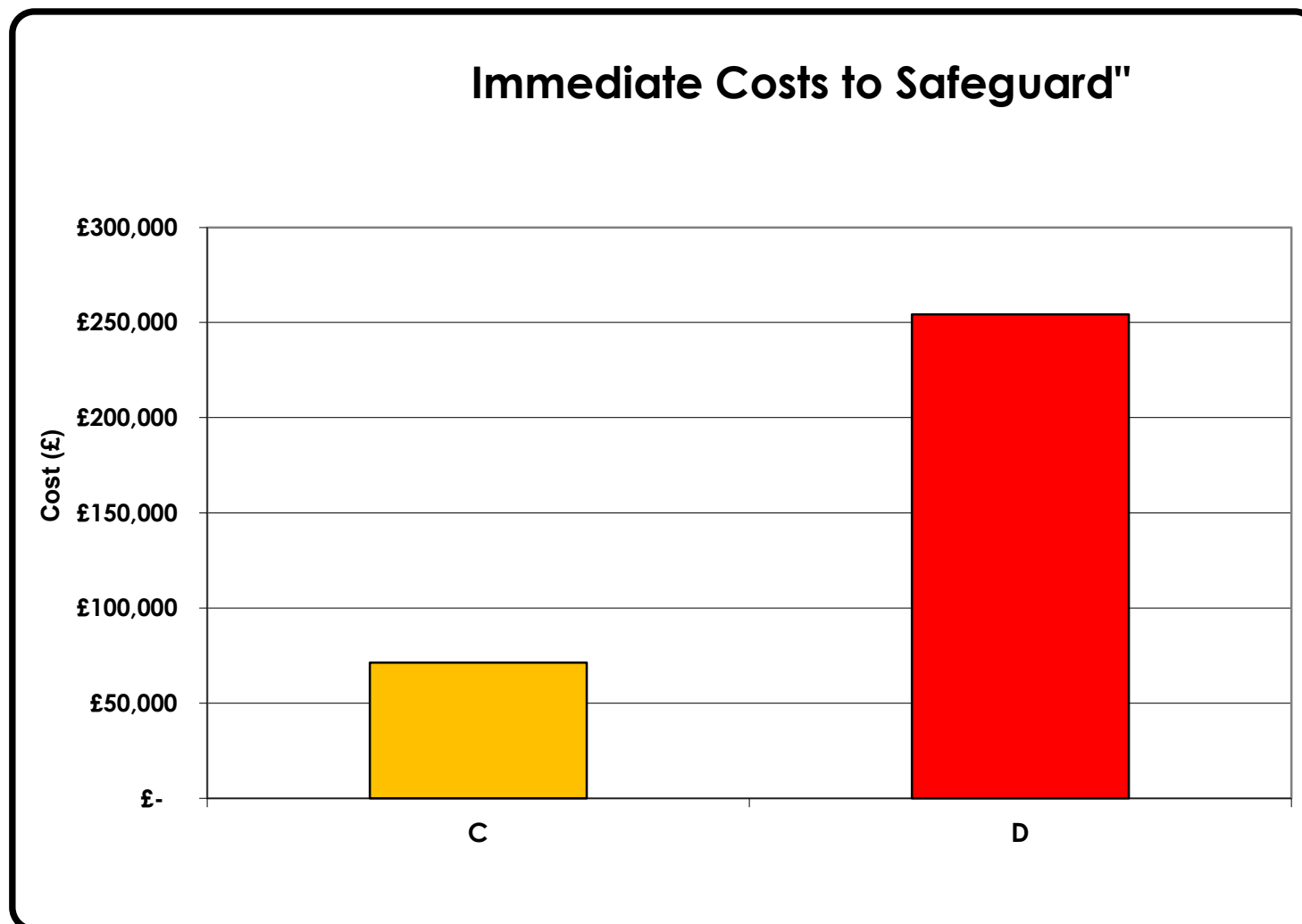
### **COSTINGS**

# 20 Year Forward Maintenance Condition Report



## Immediate Cost to Safeguard

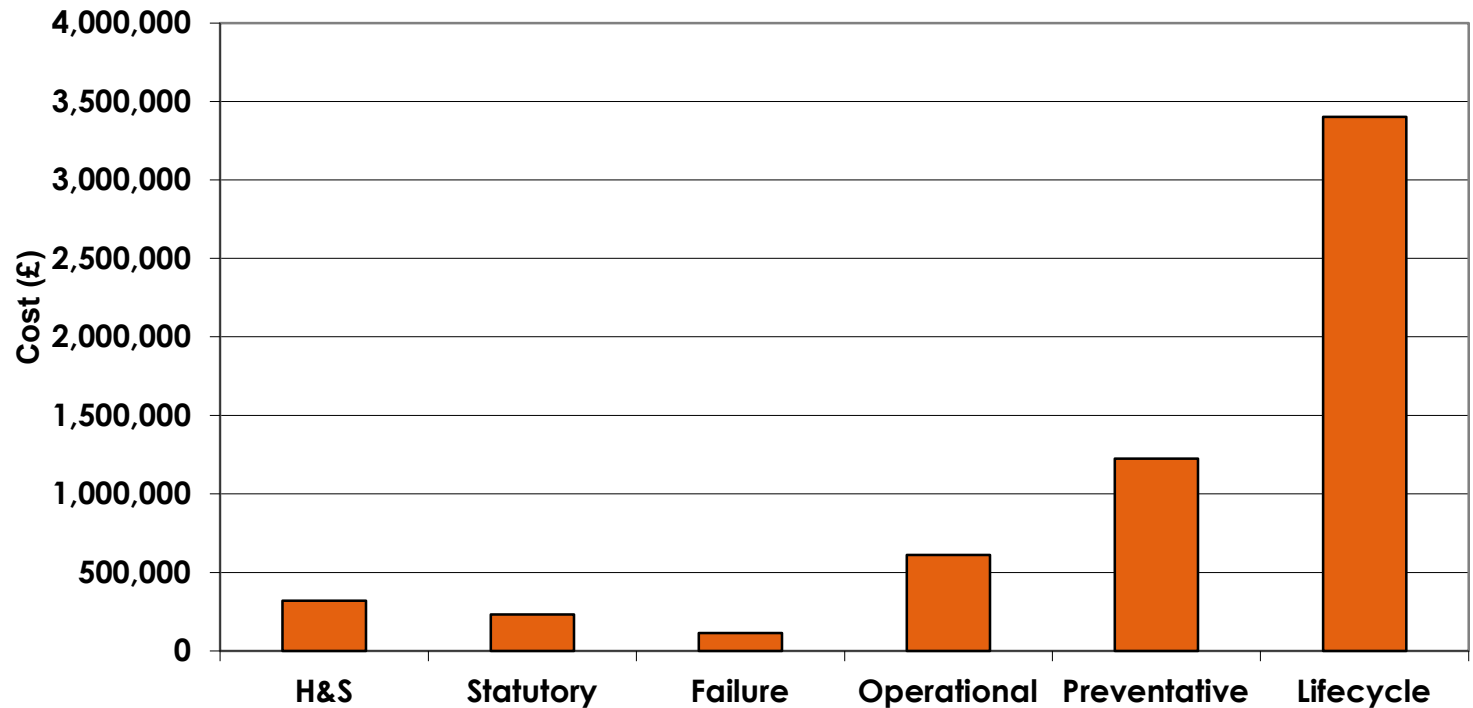
Rating	Cost (£)
C	£ 71,324
D	£ 254,375
Total Cost (£)	£325,699



## Overall Cost By Repair Classification Report

Repair Class.	Cost (£)
H&S	319,000
Statutory	230,000
Failure	113,903
Operational	611,265
Preventative	1,223,813
Lifecycle	3,402,893
<b>Total Cost (£)</b>	<b>£5,900,874</b>

### Overall Cost by Repair Classification

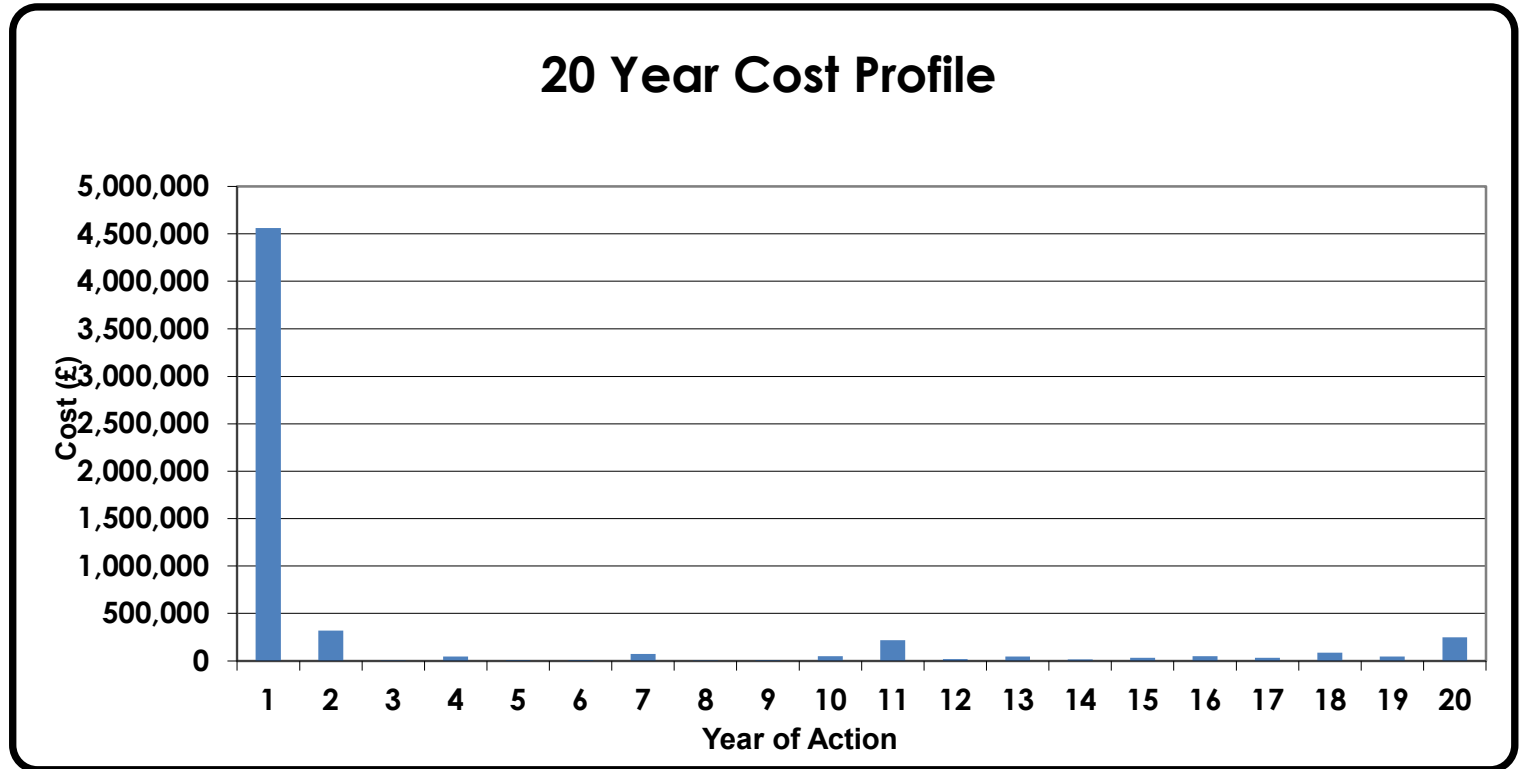


# 20 Year Forward Maintenance Condition Report

## 20 Year Cost Profile Report



Year of Action	Cost (£)
1	4,561,699
2	318,200
3	5,350
4	44,500
5	12,000
6	10,500
7	74,070
8	5,000
9	7,900
10	51,400
11	220,267
12	20,600
13	47,000
14	18,970
15	34,500
16	50,900
17	33,950
18	87,929
19	44,500
20	251,639
<b>Total Cost (£)</b>	<b>£5,900,874</b>





# **APPENDIX A**

## **PHOTOGRAPH SCHEDULES**

# 20 Year Forward Maintenance Condition Report

## Photo Report



Photo 1 - Existing Heating plantroom



Photo 2 - Electrical switchgear and basic heating control panel



Photo 3 - Existing LTHW pipework



Photo 4 - Multi-gang lightswitch - typical dated construction and finish



Photo 5 - Temporary intruder alarm system



Photo 6 - Temporary LV distribution board

# 20 Year Forward Maintenance Condition Report

## Photo Report



Photo 7 - Existing stairlift



Photo 8 - Redundant fire alarm panel



Photo 9 - Typical corridor area steel column radiator



Photo 10 - Typical auditorium area steel column radiator



Photo 11 - Auditorium lighting



Photo 12 - Typical lobby area steel column radiator

# 20 Year Forward Maintenance Condition Report

## Photo Report



Photo 13 - Typical lobby area steel column radiator



Photo 14 - Redundant dumbwaiter (1 of 2)



Photo 15 - Redundant dumbwaiter (2 of 2)



Photo 16 - First floor lobby lighting



Photo 17 - Existing open-ended waste pipework, and existing lead domestic hot and cold water pipework



Photo 18 - Existing fusegear

# 20 Year Forward Maintenance Condition Report

## Photo Report



Photo 19 - Existing redundant wiring installation and fusegear



Photo 20 - Existing wiring installation



Photo 21 - Redundant water storage/F&E tank with corroded pipework



Photo 22 - Existing auditorium ventilation ductwork in roof void



Photo 23 - Existing stage control area ventilation



Photo 24 - Existing LV switchgear in stage area

# 20 Year Forward Maintenance Condition Report

## Photo Report



Photo 25 - Corroded sprinkler system pipework in stage area



Photo 26 - Gas fired space heater in stage area



Photo 27 - View of roof access ladder and dilapidated ceiling within lighting control gallery



Photo 28 - Main hall viewed from loft area.



Photo 29 - Dry rot to the timber skirting board in the gallery loft.



Photo 30 - Dry rot to the timber skirting board and wall above, in the gallery loft.

# 20 Year Forward Maintenance Condition Report

## Photo Report



Photo 31 - Skylight to the top floor, beside the loft space and gallery lobby.



Photo 32 - Example of defective plaster throughout.



Photo 33 - Bathrooms on the first floor.



Photo 34 - Corridor area to the first floor.



Photo 35 - Ceiling of the bathroom to the first floor.



Photo 36 - Example of some of the ornamental plasterwork that has fallen from the ceiling above.

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 37 - Cuboidal cracking to the corridor skirting board signifying dry rot.



Photo 38 - Exposed brickwork to the window cill of the small hall on the first floor.



Photo 39 - Past example of splicing to the timber trusses within the roof voids of the first floor.



Photo 40 - Example of the timber splicing to the roof trusses of the first floor within the office space.



Photo 41 - Further examples of fallen ornamental plasterwork from the ceiling of the small hall.



Photo 42 - Overview of the small hall section.

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 43 - Ceiling to the small hall where the ornamental plasterwork has fallen.



Photo 44 - Exposed timber trusses of the first floor corridor.



Photo 45 - Overview of the larger section of the small hall on the first floor.



Photo 46 - Parquet flooring to the corridor area of the first floor.



Photo 47 - Feature staircase with the oak balustrade.



Photo 48 - Typical water damaged ceiling

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 49 - Exposed brickwork to the internal walls of the ground floor corridor where plaster has fallen.



Photo 50 - Missing ceiling to the ground floor corridor area.



Photo 51 - WC's to the ground floor area in overall disrepair.



Photo 52 - Inner courtyard showing raised shiplap clad walkway (looking East).



Photo 53 - Inner courtyard view looking West.



Photo 54 - Vegetation growth to hopper/ stonework.

# 20 Year Forward Maintenance Condition Report

## Photo Report



Photo 55 - External concrete staircase.



Photo 56 - East elevation.



Photo 57 - twin leaf external entrance doors to Price Street.



Photo 58 - Stepped cracking to freestanding wall on Price Street.



Photo 59 - Damaged cement finish.



Photo 60 - Cracked lintel to stage entrance door.

# 20 Year Forward Maintenance Condition Report

## Photo Report



Photo 61 - East elevation of Theatre.



Photo 62 - Windows to basement (behind freestanding wall on Price Street). Damage to flat arch brickwork and missing coping stone.



Photo 63 - View of projecting stone elements looking up from Wedgwood Street pavement.



Photo 64 - Algae growth and deterioration of stone due to inadequate water shedding above.



Photo 65 - Corrosion damage to railings.



Photo 66 - Main Theatre frontage to Wedgwood Street.

# 20 Year Forward Maintenance Condition Report

## Photo Report



Photo 67 - Damaged manhole to Wedgwood Street.



Photo 68 - Example stone deterioration.



Photo 69 - Range extending South from main Theatre building on Wedgwood Street.



Photo 70 - Example stone deterioration due to staining and cementitious pointing.



Photo 71 - Example damage to drainage surrounds.



Photo 72 - General view of North elevation.

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 73 - Example imitation leaded light.



Photo 74 - Example cast iron lattice fixed window.



Photo 75 - Inner courtyard ponding and broken downpipe.



Photo 76 - Displaced lateral brickwork.



Photo 77 - slate roof to Princes Hall along Wedgwood Street.



Photo 78 - moss growth to horizontal stone surfaces generally.

# 20 Year Forward Maintenance Condition Report

## Photo Report



Photo 79 - general view looking East over inner courtyard.



Photo 80 - Flat roof to main Theatre.



Photo 81 - general view of central roof areas.



Photo 82 - Slipped slates to Princes Hall Western roof pitch along Price St.



Photo 83 - Example trough gutter showing standing water (frozen).



Photo 84 - Poor detail and disrepair to downpipe/ outlet in central courtyard. Note, photo taken from 2021 survey not current.

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 85 - Example lead lined gutter in satisfactory condition.



Photo 86 - Debris blocking rainwater discharge on roof.



Photo 87 - Lead flat roof with removed vent cap to Theatre roof.



Photo 88 - Spalling to brick surround at high level.



Photo 89 - Example lateral restraint plates.



Photo 90 - Large chimney stack to South East displaying open joints and potential instability.

# 20 Year Forward Maintenance Condition Report

## Photo Report



Photo 81 - Deteriorating stone to parapet along Price Street.



Photo 92 - cracking to stone columns on principal entrance.



Photo 93 - Corinthian stone detail to columns at Principal entrance.



Photo 94 - stone detail flanking main entrance.



Photo 95 - Undercroft of walkway to central courtyard.



Photo 96 - Stone pediment to elevation above Price Street, stability unknown.

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 97 - external railings to Principal entrance.



Photo 98 - window to East elevation along Price Street - mock stone finish to brick flat arch has been lost.



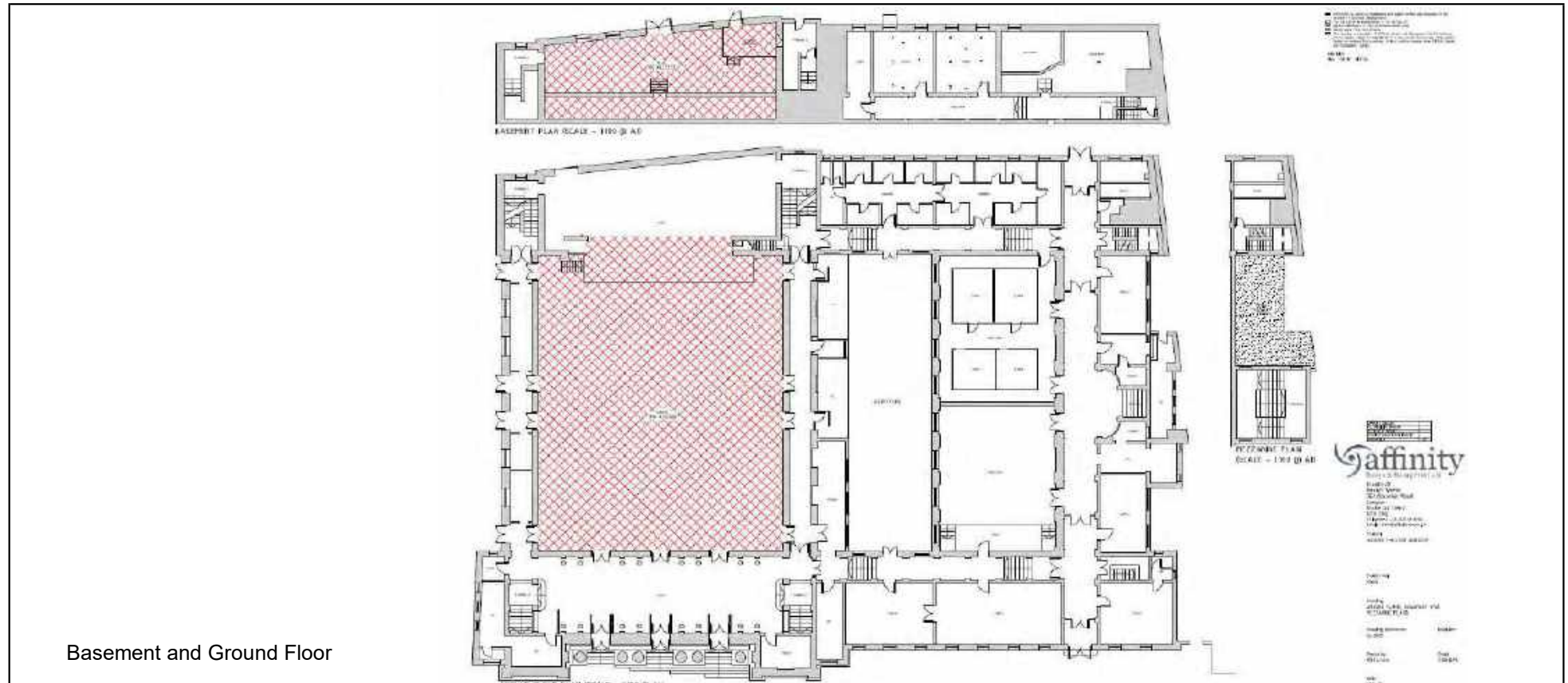
Photo 99 - windows to Princes Hall Wedgwood Street elevation.



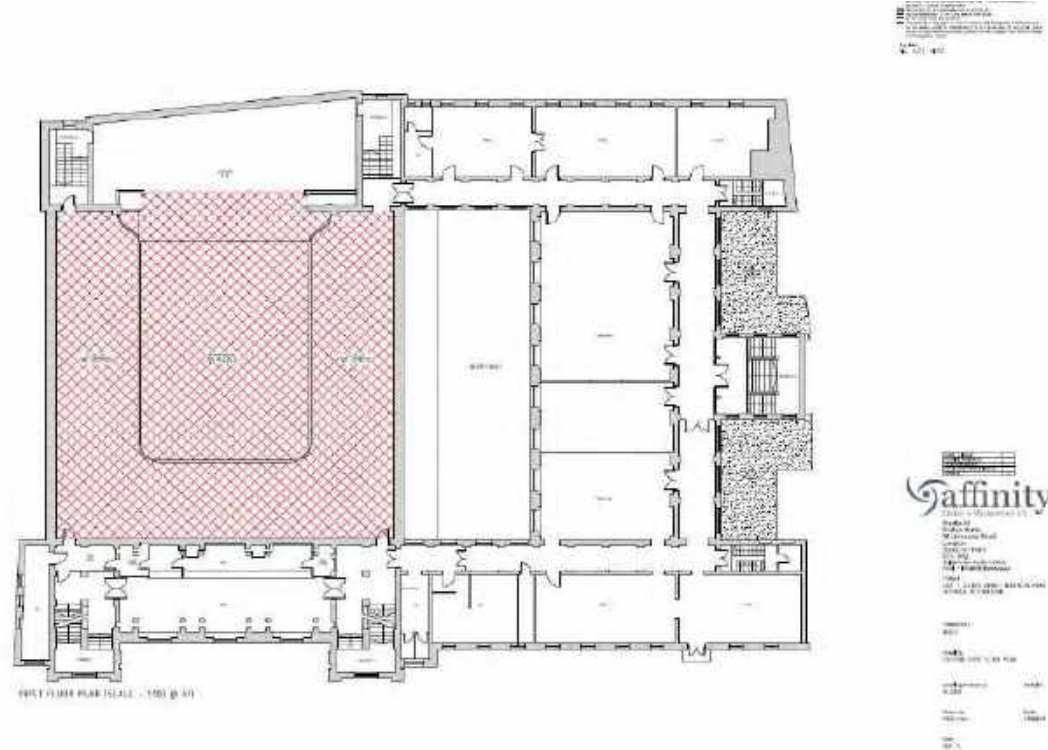
## **APPENDIX B**

### **SITE/FLOOR PLANS**

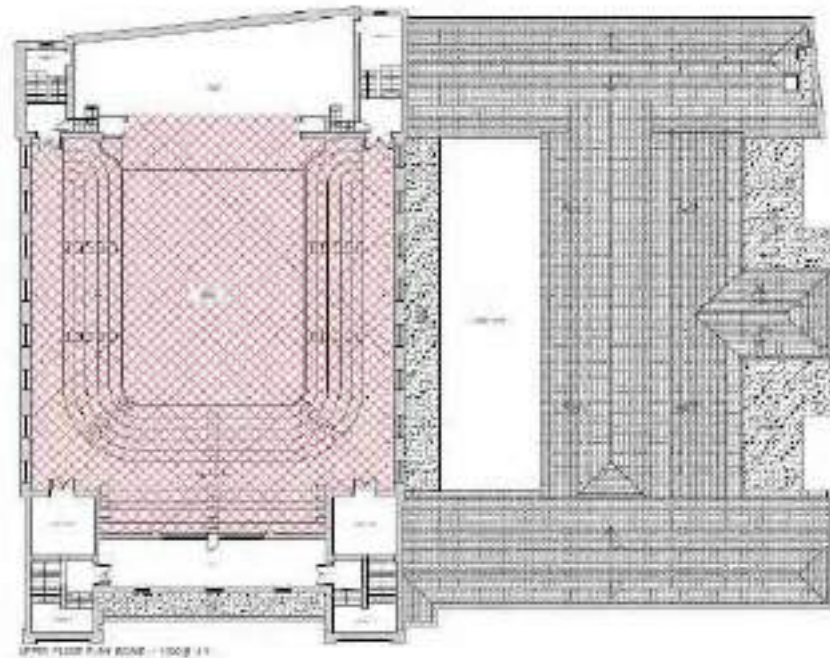
## 20 Year Forward Maintenance and Replacement Survey Location Plan References



## 20 Year Forward Maintenance and Replacement Survey Location Plan References



First Floor



Upper First floor/ roofs



## **APPENDIX C**

### **SURVEY DEFINITIONS**

# 20 Year Forward Maintenance Condition Report

## Survey Definitions & Scope



### Condition Category

Category	Definition
A	Good - Performing as intended and operating efficiently.
B	Satisfactory Performing as intended but exhibiting minor deterioration.
C	Poor Exhibits major defects and/or not operating as intended.
D	Bad Life expired and/or serious risk if imminent failure.

### Repair Classification

Class	Definition
H&S	Health & Safety = essential works that present a risk to H&S of staff and/or guests
Statutory	Statutory/Legislative Compliance = essential works that required to comply with current legislation
Failure	Failed condition = essential work required to bring back into operation
Operational	Operational = essential for ongoing operation
Preventative	Preventative = works that represent best practice to maintain quality and smooth operation but are not essential
Lifecycle	Operational = works required in the future within 10 years

### Priority Definition

Class	Definition
1	Urgent works required within one year that will prevent immediate closure of premises and / or address an immediate high risk to the health and safety of the occupants and / or remedy a serious breach of the legislation.
2	Essential work required within two to three years that will prevent serious deterioration of the fabric or services and / or address a medium risk to the health and safety of the occupants and / or remedy a less serious breach of legislation.
3	Desirable work required within four or five years that will prevent deterioration of the fabric or services and / or address a low risk to the health and safety of the occupants and/or a minor breach of the legislation.
4	Long term work required within five to ten years that will prevent deterioration of the fabric or services.
5	Exceeds ten years.

# 20 Year Forward Maintenance Condition Report

## Survey Definitions & Scope



### Cost Definition

- 1 Costs exclude VAT
- 2 Costs include for prelims cost but exclude Fees and Contingency Costs
- 3 Separate Access Costs identified where applicable (note Access Costs could be reduced by "grouping" work items)
- 4 Costs are day one rates and exclude inflation

### Scope Definition

- 1 20 Year forward view of maintenance repair need
- 2 Condition & repair record captured against element occurrences only where **repair need identified** within the reporting period.
- 3 Major overhaul and repairs included.
- 4 Year 1 = Up to end December 2023.
- 5 Inspection to include all areas of the building.
- 6 Excludes scheduled maintenance and servicing activities.
- 7 Includes major cyclical redecoration works.
- 8 Arcadis Standard Building Condition Survey Limitations apply.

Elemental Hierarchy

Elemental Sections

EXTERNAL STRUCTURE AND FABRIC

Element

- Structural Frame
- Roof Structure
- Roof Coverings
- Roof Drainage
- Roof Lights
- Roof Access & Protection
- External Walls
- External Cladding
- Windows
- External Doors
- Chimneys
- External Joinery
- External Metalwork
- External Decoration
- External Signage and Fittings

INTERNAL STRUCTURE AND FABRIC

Element

- Floor Structure
- Floor Finishes
- Walls and Partitions
- Ceilings
- Internal Doors
- Internal Joinery
- Internal Decoration
- Stair/Ramp Structure
- Stair/Ramp Finishes
- Stair/Ramp Handrails and Balustrades
- Sanitaryware
- Toilet Cubicles
- Kitchen Fittings
- Fixed Furniture and Fittings

## Survey Definitions & Scope

### MECHANICAL INSTALLATIONS

#### Element

Internal Drainage  
Main Water Supply  
Cold Water Service  
Hot Water Service  
Gas Installation  
Heat Source  
Heating Systems  
Air Conditioning Systems  
Ventilation Systems  
Combined HVAC Systems  
Lift and Conveyor Installations  
Specialist Installations

### PROTECTIVE AND SECURITY INSTALLATIONS

#### Element

Fire Alarm and Detection Installations  
Fire Suppression Systems  
Intruder Alarm  
CCTV  
Door Entry System  
Lightning Protection

### ELECTRICAL INSTALLATIONS

#### Element

Electrical Source and Mains  
Electric Power Supplies  
Electric Lighting Installation  
Electric Lighting Fittings  
Emergency Lighting Installation  
Audio Systems  
TV Aerial Systems  
Special Installations  
Site lighting

### EXTERNAL WORKS

#### Element

Surface Treatment  
Enclosure and Division  
Drainage  
External Staircases & Ramps  
Ancillary Buildings  
External Fittings



# 20 Year Forward Maintenance Condition Report

Stoke-on-Trent Council  
Wedgwood Institute  
Queen Street, Burslem, Stoke-on-Trent  
ST6 3EG

February 2023  
Version 5



## CONTACTS



Arcadis Consulting (UK) Limited is a private limited company registered in England registration number: 02212959. Registered office, 80 Fenchurch Street, London, EC3M 4BT. Part of the Arcadis Group of Companies along with other entities in the UK. Regulated by RICS.

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## VERSION CONTROL

Version	Date	Changes
1	19.12.2022	Draft
V2	15.12.2022	QA revisions and drone footage additions.
V3	10.2.2023	Final revisions and amendments
v4	02.05.2023	Minor Amendments
V5	31.05.2023	Minor Amendments

This report dated 15/12/2022 has been prepared for Stoke on Trent Council (the "Client") in accordance with the terms and conditions of appointment dated 22/11/2022 (the "Appointment") between the Client and Arcadis Consulting (UK) Limited ("Arcadis") for the purposes specified in the Appointment. For avoidance of doubt, no other person(s) may use or rely upon this report or its contents, and Arcadis accepts no responsibility for any such use or reliance thereon by any other third party.

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## **SECTION ONE**

### **GENERAL DETAILS REPORT AND EXECUTIVE SUMMARY**

## 20 Year Forward Maintenance Condition Report Executive Summary



Wedgwood Institute

Ref: 10058693

**Summary of Condition** The building is in poor condition. Numerous areas of water ingress and active dry rot were observed and it does not appear that any maintenance takes place to the building. Lack of basic gutter clearance in particular is causing extensive damage. Some historic leaks and dry rot outbreaks appear to have been resolved by replacement of the front range roof, and this area is generally in better condition overall. Roof coverings to other areas are generally failing, with open holes observed in the roofs of the rear workshops (observed from drone footage only). Areas beyond the front range were advised by the client to be inaccessible due to structural failure. Extensive bird guano was also evident. The basement is inaccessible due to asbestos (and guano) contamination – this was indicated by an asbestos site register provided by the client and dated 05/10/22. The structural condition of floors above the basement may also be compromised.

**Safeguarding Works & Cost** A number of safeguarding tasks have been identified which should be actioned immediately. These will reduce risk to persons in or near the building and the building itself/ facilitate further investigations necessary to scope repairs. These are summarised below but individual tasks and costs can be viewed in the 'condition survey' schedule.

Task	Cost
Update fire risk assessment (FRA) and general risk assessment (GRA) for building.	£3,000.00
Install risk signage/ barriers and fire-proof letter box.	£1,500.00
Builders temporary internal works (emergency lighting system, PPE clean, propping, generally make safe for access, temporary repairs to holes in roofs, bird proofing).	£35,250.00
De-contamination (asbestos to basement, guano throughout) and Asbestos R&D survey.	£55,000.00
High level external works (gutter clearance, repairs to North East corner, check for loose stone) by access specialist.	£29,000.00
Drainage survey including all downpipes.	£7,000.00
MEP	£47,000.00
<b>Total</b>	<b>£177,750.00</b>

**Basis of Costings** The budget costings provided in this report have been prepared on the following basis:  
 1.) A visual inspection of accessible areas and drone footage of high level external areas and using measurements taken on site and from available drawings based on the visual condition of the building.  
 2.) An assessment of the likely works to out of bounds areas due to reports of asbestos containing materials being present. For these areas, we have assessed the anticipated costs based on inspections completed on site from safe locations, the available drawings, our experience of similar buildings and the likely damage/defects and works required.  
 3.) An assessment of the likely works to out of bounds areas due to structural instability or reports of health and safety hazards restricting visual inspection. For these areas, we have assessed the anticipated costs based on inspections completed on site from safe locations, the available drawings, our experience of similar buildings and the likely damage/defects and works required.  
 Where budget costs have been proposed, we have included a sum for contingency risk within the costings but further safe access and inspection will be required to confirm the repairs costs. Please refer to the exclusions above and the accompanying floor plans for areas not fully inspected.

**Next Steps** Due to the combination of hazards, the above safeguarding works should be viewed as a package; planned and executed within the same programme of works. We would recommend that the above safeguarding works be developed into a set of employer's requirements and procured as soon as possible. Once these items have been completed, the additional surveys identified in our report can be carried out in order to develop options for permanent repair (for example structural timber survey).

# 20 Year Forward Maintenance Condition Report

## General Details Report



Wedgwood Institute

Ref: 10058693

### Photograph



### Address Details

**Property Name:** Wedgwood Institute  
**Address:** Queen Street, Burslem, Stoke-on-Trent  
**Postcode:** ST6 3EG

**Year of Construction:** 1869

**Date Last Refurbished:** n/a  
**Listed:** Grade II\*  
**No. of Storeys (x/x')** 3 storey's.  
**GIFA:** Not provided.  
**Use:** Vacant/ disused.

**Occupancy:**  
We understand the building has not been occupied since 2007. Prior to this it was used as a public library.

### Survey Details

**Building Surveyor:** Laura Reynolds  
**MEP surveyor:** Ben Keen  
**Date of Survey:** 23.11.2022

### Property Details

#### General Description - Location / Site / Property

The Wedgwood Institute is located in the town of Burslem; one of six towns which collectively form the City of Stoke-on-Trent in North Staffordshire (also known as 'the Potteries' due to a strong historic association with ceramic production). Located on Queen Street, the building lies just East of Burslem indoor market and opposite the School of Art.

Constructed in 1869 through public subscription and dedicated to local and renowned potter Josiah Wedgwood, the building is Grade II\* Listed, with a highly significant terracotta facade.

Until 2007 it was in use as a public library, since which it has gradually fallen into disrepair despite a scheme for reuse in 2017. It is currently on the Historic England Heritage at Risk register with a priority rating of 'C - Slow Decay, No Solution Agreed'.

#### Structure & Fabric

The site is constructed on clay subsoil with load bearing masonry walls featuring iron and steel supporting elements. Coal mining has been noted to have caused historic subsidence in the local area and this has caused sloping floors, a degree of tilt to the elevations and distortion of the parapet.

Structural reinforcements were visible to the facade.

Inspection was very limited due to Health & Safety concerns but we understand from a previous structural report that a combination of early clinker reinforced concrete, filler joist, brick jack arch and timber floors are present throughout the building.

Internal roof spaces were not inspected but photos from previous reports show a combination of iron arches and steel frames, and timber trusses. We understand that the front range was re-roofed in 2016 as part of a first phase of repairs. External drone footage provided by the client shows a combination of natural slate and clay tiled pitched roof coverings, and some additional flat roofs with lead or felt coverings.

The original building fronting Queen Street features a decorative terracotta facade with arcing in the venetian style. This was extended to the rear shortly after its construction at the East and Western ends in a plainer fashion, thus forming a central external courtyard.

External windows are a combination of timber fixed, sash and casement, with some steel framed to the later extended areas. Cast iron downpipes have generally been replaced with uPVC and these run internally on the front facade elevation.

#### M&E Services

The property is provided with incoming low voltage electrical, water, gas and telecoms services, within designated building entry points at ground and lower ground level. The property is in a state of disrepair, and the majority of the MEP installations are redundant and not completely intact. However, from site observations, the building services installations are configured to include a Low Temperature Hot Water (LTHW) heating system, domestic hot & cold water, mechanical ventilation to WC areas; low voltage (LV) distribution switchgear and power installations; and general and emergency lighting.

Fire protection installations comprise an automatic fire detection & alarm system. Security and communication systems comprise an intruder detection & alarm system.

### Survey Observations

<b>General Remarks:</b>	<p>The building is in very poor condition with many areas inaccessible during the survey due to structural risk, or concerns relating to asbestos/ guano exposure. Numerous areas of water ingress and active dry rot were observed and it does not appear that any maintenance takes place to the building. Lack of basic gutter clearance in particular is causing extensive damage. Some historic leaks and dry rot outbreaks appear to have been resolved by replacement of the front range roof. We were provided with drone survey footage by the client following our site visit and our recommendations for roof and high level external repairs are based on this, and observations on the day.</p> <p>Areas of immediate concern were communicated by email the day after the survey.</p> <p>The majority of the MEP installations are redundant and not completely intact. The building has remained unoccupied for several years, leaving the existing MEP installations largely unprotected and susceptible to variations in temperature and humidity. It was evident during our inspection that this has had a detrimental impact on the services installations.</p>
<b>Further Investigation:</b>	<p>Initially, the building needs to be made safe to allow further investigations in preparation for bringing the building back into use or maintaining in a stable state. Structurally unsound areas should be propped/ shored up to allow safe passage through the building and bird guano cleared under an appropriate method statement with further access for birds prevented through netting or other measures. Areas contaminated with asbestos i.e. the basement should be cleared and certified, or an appropriate method statement agreed in order to carry out the further investigation required.</p> <p>Once this has been completed the following investigations will need to take place:</p> <ul style="list-style-type: none"><li>- Full specialist assessment of all structural timbers to assess the extent of those requiring replacement (up to 40% in a pre-2009 report prepared by H&amp;R).</li><li>- Input into the above and other areas by a structural engineer.</li><li>- Review of the allowances and assumptions made within this document by a Building Surveyor.</li><li>- Drainage survey.</li><li>- Specialist inspection of the terracotta elements by a conservator.</li></ul> <p>We recommend that a programme of intrusive testing and inspection is undertaken to verify the condition of the LV electrical switchgear and wiring installation, and LTHW heating, to verify their suitability for retention and reinstatement.</p>
<b>Exclusions:</b>	<p>The following areas were excluded from physical inspection due to the restrictions described above:</p> <p>Basement, external courtyard, roofs, all of the second floor/ roof space and all areas North beyond the main staircase (indicated on the floor plans) on all floors.</p>

# 20 Year Forward Maintenance Condition Report

## General Details Report



Wedgwood Institute

Ref: 10058693

Following our site visit, we were provided with drone survey footage of high level externals. Our recommendations relating to these areas including roofs and the inner courtyard areas are based on this, and observations from the ground/ vantage points. Underground drainage, locked store rooms, cupboards and access hatches were also excluded.

Arcadis have included provisional sum costs as requested for areas not accessible due to asbestos or structural failure restrictions. These areas will require further inspection to support accurate costings for repair being prepared.

**As per agreed engagement letter - day to day reactive maintenance has been excluded.**

# 20 Year Forward Maintenance Condition Report

## General Details Report



Wedgwood Institute

Ref: 10058693

Basis of Costings	The budget costings provided in this report have been prepared on the following basis: 1.) A visual inspection of accessible areas and drone footage of high level external areas and using measurements taken on site and from available drawings based on the visual condition of the building. 2.) An assessment of the likely works to out of bounds areas due to reports of asbestos containing materials being present. For these areas, we have assessed the anticipated costs based on inspections completed on site from safe locations, the available drawings, our experience of similar buildings and the likely damage/defects and works required. 3.) An assessment of the likely works to out of bounds areas due to structural instability or reports of health and safety hazards restricting visual inspection. For these areas, we have assessed the anticipated costs based on inspections completed on site from safe locations, the available drawings, our experience of similar buildings and the likely damage/defects and works required.  Where budget costs have been proposed, we have included a sum for contingency risk within the costings but further safe access and inspection will be required to confirm the repairs costs. Please refer to the exclusions above and the accompanying floor plans for areas not fully inspected.			
Summary				
Principal Works:	Building Fabric: Following immediate works to safeguard the building and public, and allow full necessary inspections and survey of the property, principal works will be to make the building watertight. This will comprise roof repairs/ replacement and overhaul of the rainwater disposal systems, drainage investigation and repair, repairs to external windows and walls. Once water ingress is resolved repairs are anticipated to structural floors, internal joinery, plasterworks, floor and ceiling finishes followed by redecoration according to an agreed scheme for re-use.  MEP: Further investigations are required to determine the suitability of the electrical, LTHW pipework installations for retention and reinstatement. Until such time that this can be verified, approximately 90% of the MEP installations are recommended for immediate replacement. This will provide an opportunity to review the services' design strategy for the building, with the intention of applying modern and passive design solutions that incorporate Low & Zero Carbon (LZC) technologies, and that are co-ordinated with improvements to the building fabric, where feasible.			
Overall Condition:	Ext Structure & Fabric	D	Mechanical Services	D
	Int Structure & Fabric	D	Electrical Services	D
	External Areas	D	Public Health Services	D



## **SECTION TWO**

### **FORWARD MAINTENANCE CONDITION REPORT**

20 Year Forward Maintenance Condition Report



Forward Maintenance Condition Report

	Element	Sub-element	Component	Description of Condition / Issue	Repair Classification	Current Condition	Priority Rating	Works Required (immediately or during programme)	Immediate Costs to safeguard (Priority based)	Further Works to achieve and/ or maintain at Condition B during Period under consideration			Year for Works from Date of Inspection																				TOTAL	Photo Ref.	
										Cost	Initial Year for Works	Repeat Works to maintain at B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20			
1	Statutory Compliance	Temporary builders work.	All areas.	Safe access is required to areas that are currently inaccessible, both to carry out further inspection and make urgent repairs.	Health and Safety	D	1	General allowance for adequate propping/ clearance and works to make safe for persons carrying out further surveys or urgent temporary repairs.	£ 20,000	£ -																							£ 20,000		
2	Structure	Frame	Structural timber elements.	A number of lintels were observed to be decayed. Large lintel spanning external wall to RG19 (ground floor toilets) is completely saturated and decaying due to active roof leak.	Failure	D	1	Intrusive Re-inspection of all structural timbers and strength grading survey. Lump sum costs held here for this survey to all structural timbers (including floors, roofs etc). Provisional sum in year 2 for replacement of defective timbers.	£ -	£ 40,000	1		£ 40,000	£ 100,000																				£ 140,000	13
3	Structure	Other	Load bearing masonry walls.	Historic movement and structural reinforcement (lateral restraint system) evident to all elevations. Generally load bearing walls appear to be structurally stable but condition defects listed elsewhere may contribute to structural issues	Preventative	B	3	Structural engineer to assess condition and integrity of lateral restraint system to external elevations as part of other investigations. Costs for this held in item 4. Costs in year 2 for redecoration of exposed metal plates.	£ -	£ 1,000	2		£ 1,000																					£ 1,000	
4	Structure	Floor Slabs	Clinker reinforced concrete filler joist floors to ground floor.	No inspection due to lack of access to basement. 2009 structural report notes the concrete was fully carbonated and providing no protection to embedded ironwork, and that strengthening may be required for future use. Ground floor levels were noted to be sloping.	Preventative	C	1	Further investigation into condition and strengthening requirements by structural engineer in year 1. All costs for structural engineer survey fees held here. Provisional sum in year 2 for potential required repairs.	£ -	£ 20,000	1		£ 20,000	£ 50,000																				£ 70,000	
5	Structure	Floor Slabs	Brick jack arches to first and second floor.	Visible from ground floor East library and entrance hall, and RF-40 to first floor. Plastered over. No visible defects.	Preventative	B	2	Further investigation into condition and any strengthening requirements by structural engineer.	£ -	£ -																								£ -	11, 16
6	Structure	Floor Slabs	Structural floor timbers generally.	Understood to be structurally unsound to second floor due to decay. Other floors should be assumed to also require a degree of repair due to the amount of water ingress throughout the building and observation of dry rot.	Failure	D	2	Intrusive Re-inspection of all structural timbers and strength grading survey as item 2. Provisional allowance for replacement of 40% of floor timbers in year 2.	£ -	£ 40,000	2		£ 40,000	£ 100,000																				£ 140,000	12
7	Structure	Other	Balcony to RF23 meeting room.	Viewed only from first floor level, no obvious structural defects.	Health and Safety	B	2	Physical inspection once access is possible. Provisional allowance for minor repairs and redecoration.	£ -	£ 1,000	2		£ 1,000																					£ 1,000	25
8	Structure	Stairs	Principal timber staircase opposite main entrance doors.	Subject to water ingress from above. No obvious structural defects.	Preventative	C	1	Intrusive Re-inspection of all structural timbers and strength grading survey as item 2. Provisional allowance for minor repairs in year 2.	£ -	£ 1,000	2		£ 1,000																					£ 1,000	7
9	Structure	Stairs	Additional staircases throughout the building according to floor plans.	Unknown - presumed timber.	Preventative	C	2	Intrusive Re-inspection of all structural timbers and strength grading survey as item 2. Provisional allowance for replacement of staircases in year 2.	£ -	£ 2,723	2		£ 2,723																					£ 2,723	
10	Roof	Roof Structure	Timber truss	Unknown. No access to internal roof spaces. Assumed to be some decay throughout.	Failure	C	1	Intrusive Re-inspection of all structural roof timbers and strength grading survey as item 2. Provisional allowance for replacement of roof timbers.	£ -	£ 30,000	1		£ 20,000	£ 75,000																				£ 95,000	
11	Roof	Roof Structure	Steel frame	Unknown. No access to internal roof spaces.	Preventative	C	1	Inspection by a structural engineer once safe access is provided. Provisional allowance for repairs.	£ -	£ 15,000	2		£ 20,000	£ 50,000																				£ 70,000	
12	Roof	Roof Structure	Painted steel frame above double height meeting room RF.23	No defects observed from first floor level.	Preventative	B	3	Redecorate frame and surrounding timber panelling/ rooflights via mobile scaffold tower platform (cost included). Any associated structural timber to be investigated as per item 10.		£ 9,000	3			£ 9,000																				£ 9,000	
13	Roof	Roof Structure	Iron arch	Unknown. No access to internal roof spaces.	Preventative	C	1	Inspection by a structural engineer once safe access is provided. Provisional allowance for repairs.	£ -	£ 15,000	2		£ 15,000																					£ 15,000	
14	Roof	Other	Central masonry chimney stack within central courtyard.	Viewed only from drone footage. Structural restraints tied into surrounding buildings. Vegetation is growing from the brickwork joints and the top is un-protected from rainwater and bird entry.	Preventative	C	1	Inspection by a structural engineer once safe access is provided. Provisional allowance for repairs including removal of vegetation, repointing brickwork and installation of ventilated capping.	£ -	£ 20,000	2		£ 20,000																					£ 20,000	Drone
15	Roof	Pitched Roof Coverings	Front range & link to technical school extension natural slate (upper section)	Good condition. Understood to have been renewed in 2016.	Preventative	B	3	Inspect condition and carry out minor repairs periodically i.e. slipped slates.	£ -	£ 500	3	5		£ 500					£ 500				£ 500						£ 500				£ 2,000	Drone	
	Roof	Roof lights and Openings	Front range & link to technical school rooflights to front range roof over double height meeting room.	Assumed to be part of 2016 front range roof renewal and in good condition. No evidence of active water ingress.	Preventative	B	3	Inspect condition and carry out minor repairs periodically i.e. new gaskets/ seals. Roof maintenance access system to be designed as part of overall refurbishment scheme.		£ 500	3	5		£ 500					£ 500				£ 500						£ 500				£ 2,000	Drone	
	Roof	Pitched Roof Coverings	Front range & link to technical school clay tiled mansard sections.	Fair condition. Appears to be significant lichen and algae growth associated with upper roof run off.	Preventative	B	3	Monitor growth and staining associated with run off. Inspect condition and carry out minor repairs periodically i.e. slipped/ cracked tiles.		£ 500	3	5		£ 500					£ 500				£ 500						£ 500				£ 2,000	Drone	
16	Roof	Pitched Roof Coverings	Technical school (South-West extension from front range) clay tiled hipped roof.	Fair condition. Previous repairs to the hipped pitches and isolated sections evident. Some slipped tiles.	Lifecycle	C	3	Inspect and carry out localised repairs in the short to medium term. Replacement (and associated access) allowed for in the longer term.	£ -	£ 49,632	15			£ 1,000																			£ 50,632	Drone 0121	

20 Year Forward Maintenance Condition Report

Forward Maintenance Condition Report



Ref	Element	Sub-element	Component	Description of Condition / Issue	Repair Classification	Current Condition	Priority Rating	Works Required (immediately or during programme)	Immediate Costs to safeguard (Priority based)	Further Works to achieve and/ or maintain at Condition B during Period under consideration			Year for Works from Date of Inspection																				TOTAL	Photo Ref.		
										Cost	Initial Year for Works	Repeat Works to maintain at B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20				
	Roof	Roof lights and Openings	Technical school flush roof lights	Fair condition though roof space was not inspected.	Lifecycle	C	3	Inspect and carry out localised repairs in the short to medium term. Replacement (and associated access) allowed for in the longer term.		£ 41,200	15																					£ 41,200		Drone		
	Roof	Pitched Roof Coverings	Natural slate roof covering to Lecture theatre over caretakers house.	Bad condition. 1m2 hole near centre ridge and surrounding slates are all slipping.	Failure	D	1	Complete roof replacement in the short term. Urgent repairs to hole covered in item 19.		£ 17,078	1		£ 17,078																				£ 17,078		Drone, photo 51.	
	Roof	Flat Roof Coverings	Lead sheet covered flat roof extension to lecture theatre/ caretakers house.	Poor condition. Gutter is completely blocked and lead appears to be aged.	Preventative	C	1	Replace in code 5 rolled lead sheet.		£ 9,082	1		£ 9,082																				£ 9,082		Drone	
	Roof	Rooflights and Openings	Rooflights to lecture theatre and rear workshops.	Poor condition as main roofs.	Failure	C	1	Replace.		£ 43,400	1		£ 43,400																					£ 43,400		Drone
	Roof	Pitched Roof Coverings	Rear workshops clay tiled hipped and pitched gable roofs.	Bad condition. Numerous slipped tiles and 1m2 hole at mansard/ pitch roof junction on West side. Gutters appear to have been blocked for some time.	Failure	D	1	Replace.		£ 36,419	1		£ 36,419																					£ 36,419		Drone, photo 53.
17	Roof	Roof Features	Lead dressings, cappings and flashings generally across all roofs.	Fair condition.	Lifecycle	C	2	Provisional allowance to inspect and replace where defective.	£ -	£ 40,000	1		£ 40,000																					£ 40,000		Drone
18	Roof	Flat Roof Coverings	Felt covered flat roofs to various workshops (unseen) within inner courtyard.	Patch repairs and ponding evident from drone survey footage. Areas are generally saturated with vegetation growth.	Failure	D	1	Replace in liquid applied coating system. Subject to close up inspection and review.	£ -	£ 9,750	1	20	£ 9,750																					£ 9,750		Drone
19	Roof	Other		Hole observed in lecture theatre and rear workshop roofs from drone footage. Other roof areas may have serious hidden defects not shown in drone footage.	Failure	D	1	General allowance for immediate repairs to roofs once safe internal access has been provided. Make isolated temporary repairs to holes and other serious defects to arrest further serious decay prior to full repairs.	£ 10,000	£ -																								£ 10,000		4, 51, 53.
24	Roof	Roof Drainage	Parapet gutter to front range and technical school.		Preventative	C	2	Allowance to clear and maintain ALL parapet, cast iron and Upvc gutters, downpipes and associated rainwater goods throughout the site annually held here.	£ -	£ 1,500	1	1		£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 1,500	£ 28,500		Drone		
25	Roof	Roof Drainage	East parapet gutter.		Failure	D	1	Clear out gutters and all associated hoppers and outlets via MEWP immediately. In the short term allow to take up and install new code 7 rolled lead sheet to box gutters to LCA standards in conjunction with other roof works. Carry out repairs to gutter supports and linings as required.	£ 10,000	£ 20,000	2			£ 20,000																				£ 30,000		Drone
26	Roof	Roof Drainage	Combination of cast iron and uPVC gutters throughout.	Generally blocked and requiring repair or replacement.	Failure	D	1	Immediate allowance for provision of safe access, gutter clearance and urgent temporary repairs. Subsequent allowance for replacement of all half round gutters in new cast iron in the short term.	£ 1,000	£ 7,437	1		£ 7,437																					£ 8,437		Drone
28	Roof	Roof Drainage	Combination of cast iron and uPVC downpipes and hoppers throughout.	Generally blocked and requiring repair or replacement.	Failure	D	1	Immediate allowance for provision of safe access, gutter clearance and urgent temporary repairs. Subsequent allowance for replacement of all in cast iron.	£ 1,000	£ 10,904	1		£ 10,904																					£ 11,904		Drone
33	Roof	Other	Safe access system.	Assumed not to be present.	Health and Safety	C	3	Commission design and installation of roof access system to allow periodic maintenance to roofs and rooflights following refurbishment project.	£ -	£ 15,000	3				£ 15,000																			£ 15,000		Drone
	External Fabric	Other	Scaffold access to allow all external repairs.	Not applicable.	Health and Safety	C	1	Allowance for full scaffold and working platforms to allow all external works described in this schedule.	£ -	£ 49,140	2		£ 49,140																					£ 49,140		Drone
	Roof	Roof Drainage	Aluminium trough gutter to rear (North elevation) workshop.	Trough gutter situated on top of wallhead is blocked & corroded, causing saturation and associated damage of brickwork below. Downpipe arrangement is insufficient to deal with water flow from adjoining parapet gutter/ roof runoff.	Failure	D	1	Immediate allowance to replace trough gutter and consider new design for rainwater disposal system to North East corner - installation of hopper as a minimum.	£ 1,000																									£ 1,000		Drone
34	External Fabric	External Walls	North East corner	North East corner brick junction has opened up at parapet level, extending down to upper string course and brickwork surrounding gutter outlet is destabilising. We have been advised by the client that this was reviewed by a structural engineer in 2020 and that no action was recommended, but no report has been provided to confirm this. Photographs compared with those from 2020 do show some (small) further movement and action is required.	Health and Safety	D	1	Immediate allowance for working access platform, removal of vegetation, suitable wall tie/ strengthening as directed by structural engineer, localised rebuilding around outlet and repointing/ grouting joints. Consideration of re-design of rainwater disposal system to rear elevation.	£ 15,000	£ -																								£ 15,000		5,6
35	External Fabric	External Walls	Brick parapet wall to South, East and West elevations.	Open joints and some distortion observed. 2009 structural report records this as historic settlement due to mining activities.	Health and Safety	C	1	Initial cost for cherry picker and operatives to physically check stability and fall risk of coping stones. Repoint open joints in lime mortar.	£ 1,000	£ 3,150	2	7		£ 3,150							£ 3,150												£ 10,450		1, 2, 3, 5	

20 Year Forward Maintenance Condition Report



Forward Maintenance Condition Report

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										Cost	Initial Year for Works	Repeat Works to maintain at B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
	External Fabric	External Walls	East elevation, first floor level brickwork to North side of Northernmost window	Large shrub (now cut to stump) has caused vertical cracking, displacement and spalling to bricks from string course level to arch lintel.	Failure	C	2	Allowance to replace 20no defective terracotta bricks, stich and grout crack and point in lime mortar. Work to be done in consultation with a structural engineer given the instability of the wall noted above. Access included within general scaffold package.	£ -	£ 3,000	2			£ 3,000																			£ 3,000	Drone 0482, photo 54.
	External Fabric	External Walls	Brickwork to rear/ plain brick elevations.	Loss of pointing in numerous areas where brickwork has been saturated due to defective gutters or vegetation growth.	Preventative	C	2	Once rainwater goods have been repaired or renewed and water run off resolved, remove vegetation and repoint in lime mortar.		£ 4,586	2			£ 4,586																			£ 4,586	Drone
	External Fabric	External Walls	Brick arches above windows and doors.	Evidence of spalled and defective brick.	Failure	C	2	Provisional allowance for replacement of defective bricks and rebuilding arches where necessary.		£ 2,992	2			£ 2,992																			£ 2,992	Drone
36	External Fabric	External Walls	Terracotta brickwork	General occurrences of spalled bricks across the façade elevations.	Preventative	C	2	Provisional allowance for replacement of defective bricks in accordance with overall façade repair strategy.	£ -	£ 22,500	2			£ 22,500																			£ 22,500	1, 2, 3, 4
37	External Fabric	External Walls	Decorative brick, stone and terracotta elements to South, East and West façades.	Some spalling, surface damage where structural movement has occurred, and staining throughout.	Preventative	C	2	Due to the high heritage significance of the façade, allowance for specialist survey by a conservator, followed by repairs according to an overall façade repair strategy.		£ 100,000	2			£ 100,000																			£ 100,000	1, 2, 3, 4
	External Fabric	External Walls	Stonework generally to plinths and string courses.	Spalled and perished in places.	Failure	C	2	Provisional allowance for replacements to match existing stone profile and tone, texture, colour.		£ 15,000	2			£ 15,000																			£ 15,000	
38	External Fabric	Basement Walls	Unknown	No access due to asbestos contamination.	Health and Safety	D	2	Inspect once access is possible.	£ -	£ -																							£ -	
39	External Fabric	External Windows	Single glazed timber frame variations throughout.	Various states of timber decay, particularly to sills. Mostly boarded up and unseen to rear elevations.	Failure	D	2	Provisional allowance for overhaul, repair of decayed sections, new putty and redecoration.	£ -	£ 100,000	2			£ 100,000																			£ 100,000	17, 18, 20, 22, 26, 32
40	External Fabric	External Doors	Bespoke twin leaf glazed and panelled timber entrance doors from street.	Fair condition. Locking mechanism is sticking.	Preventative	B	2	Ease and adjust all locking mechanisms, hinges and door furniture. Redecorate according to agreed scheme.	£ -	£ 500	2	7		£ 500						£ 500								£ 500					£ 1,500	4
41	External Fabric	External Doors	Other external doors shown on floor plans but not accessed.	Unknown.	Preventative	C	2	Provisional allowance for overhaul, repair and redecoration to all based on floor plans, in accordance with agreed finishes scheme.	£ -	£ 800	2	7		£ 800						£ 800									£ 800				£ 2,400	
42	External Fabric	Surface Water Drainage	Surface water drainage to property.	Unknown to inner courtyard. Appears to be functioning adequately to street frontages.	Preventative	C	1	Full CCTV inspection to all internal downpipes and below ground drainage and report. Provisional allowance for repairs identified in year 2.	£ 7,000	£ 15,000	2			£ 15,000																			£ 22,000	
43	Internal Fabric	Internal Walls/Partitions	Internal masonry walls	Fair condition. Broken out where internal downpipes are present to allow maintenance. Missing/ cracked bricks to base of assumed load bearing pillar in RF.25.	Failure	C	1	Immediate allowance to rebuild base of pillar in RF.25. Repair/ rebuild damaged sections elsewhere in year 3 as part of refurbishment.	£ 250	£ 12,500	3			£ 12,500																			£ 12,750	22, 24
44	Internal Fabric	Balustrades and Handrails	Timber handrail and painted spindle balustrade to principal staircase opposite main entrance.	Fair condition. No obvious defects beyond cosmetic wear and tear.	Preventative	B	3	Prepare and redecorate.	£ -	£ 600	3	5		£ 600					£ 600					£ 600					£ 600				£ 2,400	7
45	Internal Fabric	Balustrades and Handrails	To additional staircases shown on floorplans - assumed timber with painted balusters.	Unknown.	Preventative	C	3	General allowance for isolated repairs and redecoration.	£ -	£ 5,000	3	5		£ 5,000					£ 5,000					£ 5,000					£ 5,000				£ 20,000	
46	Internal Fabric	Internal Doors	As inspected and shown on floor plans - assumed timber panel or flush.	Doors were generally in fair condition. Architraves to RF.40 and RF.26 have been destroyed by dry rot (both active and historic), likely to be similar occurrences throughout the buildings.	Preventative	C	1	Allowance for major repairs to 50% of doors/ door frames throughout the building. Further general allowance for overhaul and redecoration.	£ -	£ 12,300	2	7		£ 12,300						£ 12,300									£ 12,300				£ 36,900	
	Internal Fabric	Other	Internal joinery - linings, skirtings, panelling.	Water ingress and dry rot has caused significant damage to these items throughout the building.	Failure	C	2	Provisional allowance for replacements following resolution of water ingress.		£ 20,000	2			£ 20,000																			£ 20,000	
47	Internal Fabric	Internal Doors	Historic 'Briton B' door closers - observed to some doors throughout the building.	Some in poor condition or detached. Heritage value.	Preventative	C	2	Remove to workshop for specialist overhaul, ensure free operation and reinstate. Provisional number.		£ 2,500	2	7		£ 2,500						£ 2,500								£ 2,500					£ 7,500	19
48	Internal Fabric	Internal Walls/Partitions	Folding shutter partition to workshop RF.26 on first floor	Fair condition. Not operated.	Preventative	B	3	Remove to workshop, overhaul, check operation, redecorate and reinstate.	£ -	£ 2,500	2	7		£ 2,500						£ 2,500								£ 2,500					£ 7,500	29
49	Internal Fabric	Other	Timber laminate panelling to RF.36	Peeling, end of life.	Failure	D	2	Remove and make good wall surface for redecoration as per agreed redecoration scheme.	£ -	£ 1,350	2			£ 1,350																			£ 1,350	
50	Internal Finishes	Wall Finishes	Plastered walls throughout.	Significant damage to plaster finishes throughout the building (both seen where possible and assumed) due to cracking, vegetation growth, water ingress and exposure of internal downpipes.	Lifecycle	D	2	Allowance for complete replastering in lime plaster and redecoration as part of agreed refurbishment scheme following resolution of all water ingress and drying out period. Quantities assumed based on floor plans and sample measurements.	£ -	£ 285,435	3			£ 285,435																			£ 285,435	All
51	Internal Finishes	Wall Finishes	Painted plastered walls throughout.	Decorations peeling and soiled.	Lifecycle	C	3	Redecoration following re-plastering. Quantities assumed as item 50.	£ -	£ 90,000	3	7		£ 90,000							£ 90,000								£ 90,000				£ 270,000	
52	Internal Finishes	Floor Finishes	All floors	Extensive pigeon guano throughout - hazardous to health	Health and Safety	D	1	Specialist PPE clean.	£ 5,000																								£ 5,000	
53	Internal Finishes	Floor Finishes	Ceramic tiled floors to RG.01, RG.20, RG.18, RF.23, RF.40.	Dust and debris obscuring finish, generally soiled.	Preventative	B	2	Allowance for specialist clean and spot repair to areas where grouting is worn.	£ -	£ 36,000	2	7		£ 36,000							£ 36,000								£ 36,000				£ 108,000	11, 12, 16

## Forward Maintenance Condition Report

[illegible]

20 Year Forward Maintenance Condition Report

Forward Maintenance Condition Report



Ref	Element	Sub-element	Component	Description of Condition / Issue	Repair Classification	Current Condition	Priority Rating	Works Required (immediately or during programme)	Immediate Costs to safeguard (Priority based)	Further Works to achieve and/ or maintain at Condition B during Period under consideration			Year for Works from Date of Inspection																				TOTAL	Photo Ref.
										Cost	Initial Year for Works	Repeat Works to maintain at B	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
73	Electrical Services	Electric Lighting	General and emergency lighting	Bad condition - Life expired The luminaire utilise fluorescent lighting source and vary in age but exceed 30 years of age. All general and emergency lighting in the property require replacement.	Health and Safety	D	1	Replacement of all lighting throughout is required.	£ -	£ 345,400	1		£ 345,400																				£ 345,400	42,47,48
74	Statutory Compliance	Fire	Fire Detection System	Satisfactory visual condition - Performing as intended. The fire alarm system has been replaced in recent years. Consideration will need to be made regarding the suitability of the current system and any change of building layout or use.	Statutory	C	5	Survey required during the property refurbishment to determine the fire alarm system layout requirements for the building use. Allowance has been made for future replacement of detection devices and control panels	£ 1,500	£ 63,800	10										£ 63,800												£ 65,300	43
75	Electrical Services	Electric Power Supplies	Small power	Bad condition - Life expired The small power fixtures vary in age with some being in excess of 60 years old and a number showing signs of corrosion.	Lifecycle	D	1	Replacement of all small power to suit new building requirements.	£ -	£ 74,800	1		£ 74,800																				£ 74,800	40,41,44
76	Electrical Services	Security Installations	Intruder alarm	Satisfactory visual condition - Performing as intended. The intruder alarm panel has been replaced in recent years. Consideration will need to be made regarding the suitability of the current system and any change of building layout or use.	Preventative	C	5	Survey required during the property refurbishment to determine the intruder alarm system requirements for the building use. Allowance has been made for future replacement of detection devices and control panels	£ 1,000	£ 70,400	10										£ 70,400												£ 71,400	
77	Electrical Services	Site Lighting	Temporary 110V Lighting installation	There is no lighting to the property to allow access by authorised personnel.	Operational	D	1	It is recommended that a 110V lighting system is installed to facilitate safe access throughout the building for authorised personnel. This should include emergency lighting and sufficient signage to escape routes.	£ 11,000	£ -																							£ 11,000	
78	Mechanical Services	Other	Temporary Heating	The property has been left in a state of disrepair for several years, and open to the elements through degraded opening in the structure. This presents an unstable internal environment that is susceptible to fluctuations in temperature and humidity, that has a detrimental impact on the building services and fabric.	Preventative	D	1	Installation of temporary heaters	£ 10,000	£ -																							£ 10,000	
									£ 177,750				£ 1,445,570	£ 833,041	£ 511,035	£ 6,000	£ 6,000	£ 6,000	£ 6,000	£ 13,100	£ 63,750	£ 315,200	£ 6,000	£ 10,500	£ 13,100	£ 6,000	£ 96,832	£ 63,750	£ 181,000	£ 13,100	£ 6,000	£ 206,000	£ 3,985,728	

£3,985,727.63



## **SECTION THREE**

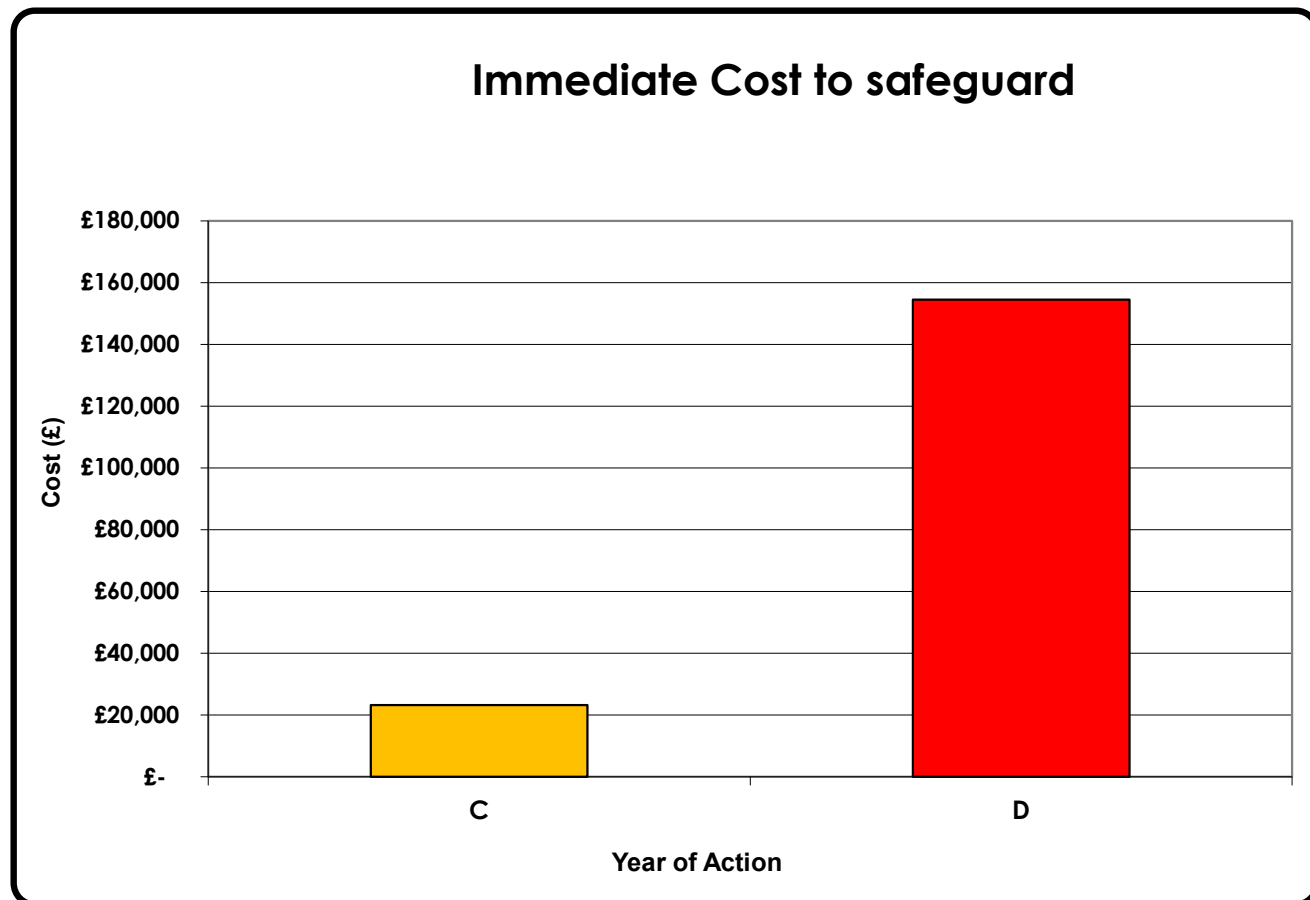
### **COSTINGS**

## 20 Year Forward Maintenance Condition Report



### Immediate Costs to Safeguard Building and Public

Rating	Cost (£)
C	£ 23,250
D	£ 154,500
<b>Total Cost (£)</b>	<b>£177,750</b>

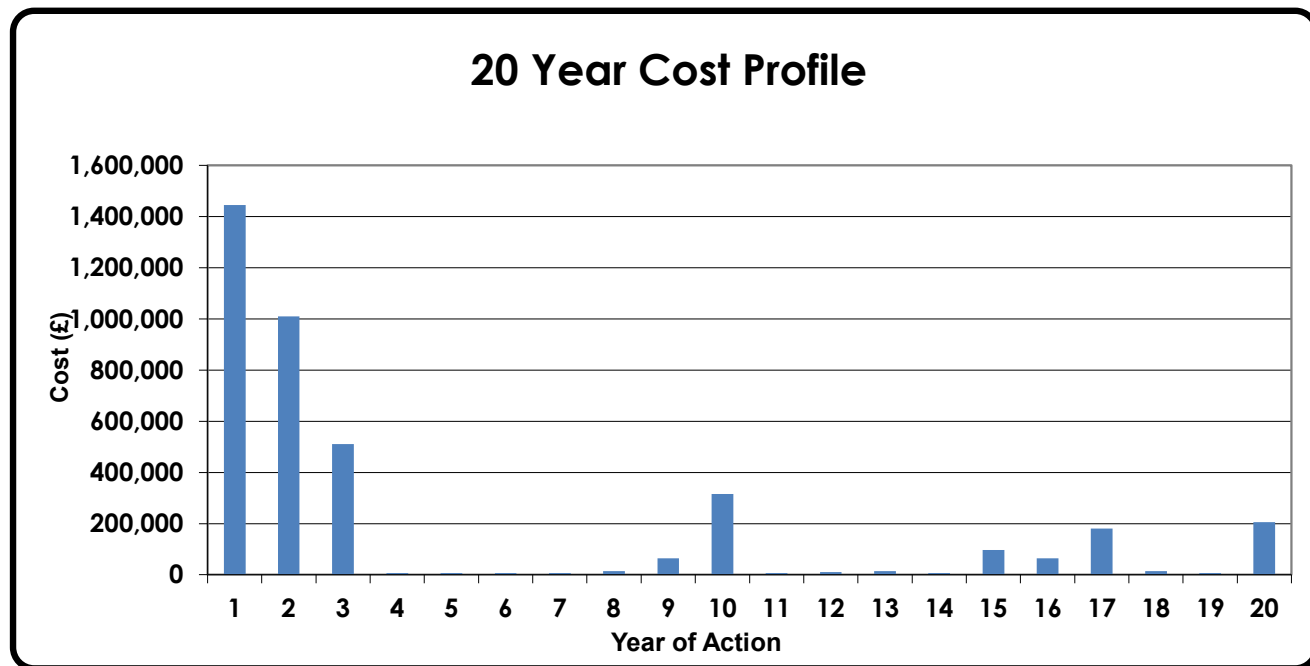


## 20 Year Forward Maintenance Condition Report

### 20 Year Cost Profile Report



Year of Action	Cost (£)
1	1,445,570
2	1,010,791
3	511,035
4	6,000
5	6,000
6	6,000
7	6,000
8	13,100
9	63,750
10	315,200
11	6,000
12	10,500
13	13,100
14	6,000
15	96,832
16	63,750
17	181,000
18	13,100
19	6,000
20	206,000
<b>Total Cost (£)</b>	<b>£3,985,728</b>



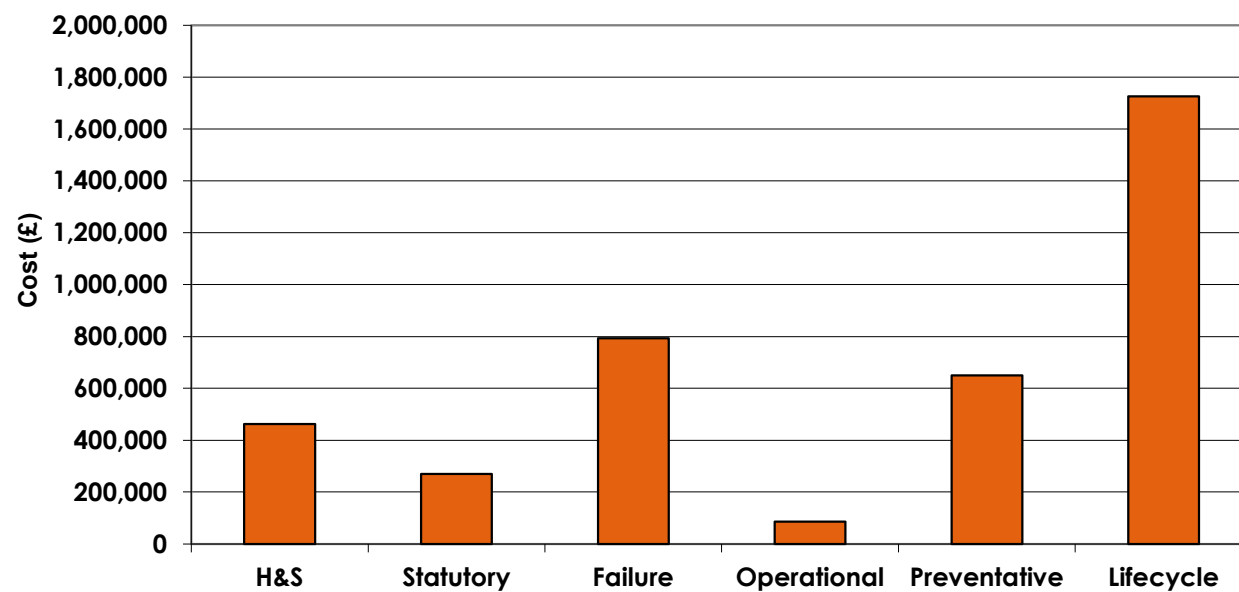
## 20 Year Forward Maintenance Condition Report



### Overall Cost By Repair Classification Report

Repair Class.	Cost (£)
H&S	462,490
Statutory	269,000
Failure	792,580
Operational	85,800
Preventative	648,991
Lifecycle	1,726,867
<b>Total Cost (£)</b>	<b>£3,985,728</b>

#### Overall Cost by Repair Classification





## **APPENDIX A**

### **PHOTOGRAPH SCHEDULES**

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 1 - Principal front elevation (South).



Photo 2 - West elevation showing technical school (added 1892).



Photo 3 - decorative terracotta arcading and frieze detail.



Photo 4 -Main entrance doors and step/ ramp access.



Photo 5 - North East corner



Photo 6 - Brick junction opening up between East façade at parapet level and North elevation. Rainwater disposal system blocked by vegetation.

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 7 - Principal staircase opposite main entrance.



Photo 8 - RG.02 (Western library)



Photo 9 - RG.10 (staff room)



Photo 10 - Example of damaged lath & plaster ceiling to RG.12



Photo 11 - RG.15 (Eastern library)



Photo 12 - Dry rot fruiting body emerging from RG.19 into RG.15

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 13 - Active water ingress to RG.19, timber saturated.



Photo 14 - RG.19 Damage to sanitary facilities due to leak. Dry rot observed to RHS skirting level.



Photo 15 - Skylight above principal staircase.



Photo 16 - RF.40 (meeting room). Jack arches visible to second floor.



Photo 17 - RF.36 (student room). Water ingress and associated damage.



Photo 18 - View through RF37 (no further access). Collapsed lath & plaster ceiling and damage to floor below.

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 19 - Example of early 20th Century door closers observed in the building. These should be retained where possible and overhauled by a specialist.



Photo 20 - Evidence of previous investigation/ repair to steel lintels in RF.40.



Photo 21 - Architrave destroyed by dry rot in RF.40.



Photo 22 - Plaster & brickwork has been broken out to allow access to internal downpipe in RF.40.



Photo 23 - Glazed rooflight over RF.23. Believed to have been repaired externally in 2017.



Photo 24 - exposed internal downpipe to RF.23.

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 25 - Second floor balcony to RF.23.



Photo 26 - Previously external lightwell now roofed over adjacent to RF.28.



Photo 27 - RF.24 (workshop). Water damage to lath & plaster shown top left, assumed to be historic leak pre-2016 roof repair.



Photo 28 - RF.25 general view.



Photo 29 - Folding shutter partition between RF.25 & RF.26 workshops. Note missing/ damaged brickwork to structural pillar on RHS.



Photo 30 - View of 'external' wall & windows to North side of RF.26. Evidence of previous dry rot or waterproofing injection treatment to lightwell walls.

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 31 - View through to stairwell from RF.26 (no further safe access). Decayed & failed lintel, extensive damage to woodwork and plaster. Pigeons freely using the space.



Photo 32 - Severe decay to woodwork and wall finishes beyond RF.26.



Photo 33 - Root growth observed down internal first floor wall of rear stairwell.



Photo 34 - Heating pipework running the entire perimeter of the building.



Photo 35 - Heating pipework gate valve



Photo 36 - Standard radiator

## 20 Year Forward Maintenance Condition Report Photo Report



Photo 37 - Radiator showing signs of corrosion



Photo 38 - Cold water storage tank and hot water cylinder



Photo 39 - Fuse board



Photo 40 - Light switch that has been painted over



Photo 41 - Damaged period light switch



Photo 42 - Typical luminaire

## 20 Year Forward Maintenance Condition Report Photo Report



Photo 43 - Fire Alarm Panel



Photo 44 - Socket outlet 50+ years and defective



Photo 45 - Cast iron radiators



Photo 46 - Defective sanitaryware



Photo 47 - Damaged emergency luminaire



Photo 48 - Fluorescent luminaires with trunking wiring containment

## 20 Year Forward Maintenance Condition Report

### Photo Report



Photo 49 - Single core cables not fully intact.



Photo 50 - General roof view (drone footage) of front range and technical school extension.

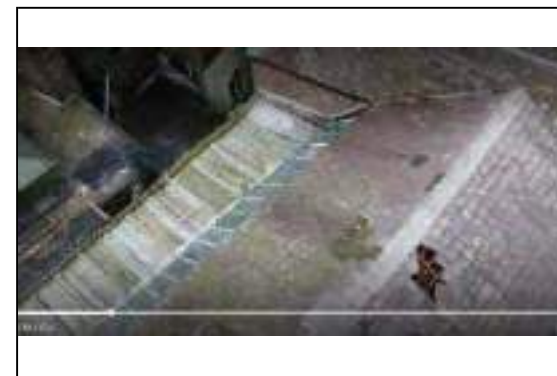


Photo 51 - Lecture theatre roof failure (drone footage).



Photo 52 - Technical school roof (drone footage).



Photo 53 - View of roof failure to North East workshop extension (drone footage from West)



Photo 54 - Displaced brickwork due to previous shrub growth in wall (drone footage).



## **APPENDIX B**

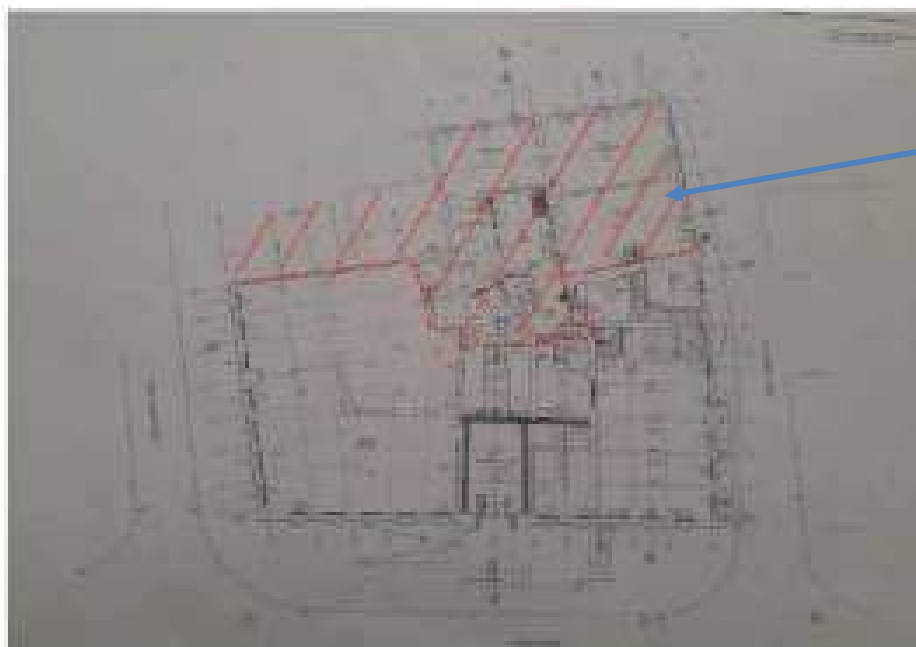
### **SITE/FLOOR PLANS**

## 10 Year Forward Maintenance and Replacement Survey Location Plan References



Location Plan 1 - Basement (not accessed)

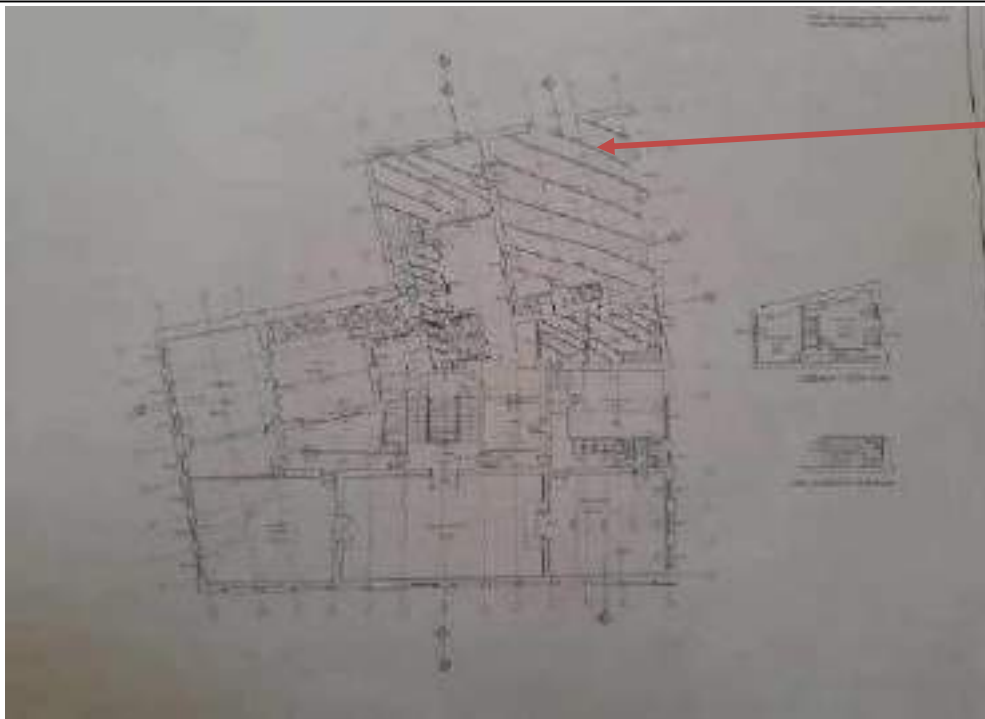
## 10 Year Forward Maintenance and Replacement Survey Location Plan References



Hatched area was advised to be unsafe to access.

Location Plan 2 - Ground Level

## 10 Year Forward Maintenance and Replacement Survey Location Plan References



Hatched area was advised to be unsafe to access.

Location Plan 3 - 1st Floor Level

## 10 Year Forward Maintenance and Replacement Survey Location Plan References



Location Plan 4 - 2nd Floor/ Roof Level (Not accessed).



## **APPENDIX C**

### **SURVEY DEFINITIONS**

## 20 Year Forward Maintenance Condition Report

### Survey Definitions & Scope



#### Condition Category

Category	Definition
A	Good - Performing as intended and operating efficiently.
B	Satisfactory Performing as intended but exhibiting minor deterioration.
C	Poor Exhibits major defects and/or not operating as intended.
D	Bad Life expired and/or serious risk if imminent failure.

#### Repair Classification

Class	Definition
H&S	Health & Safety = essential works that present a risk to H&S of staff and/or guests
Statutory	Statutory/Legislative Compliance = essential works that required to comply with current legislation
Failure	Failed condition = essential work required to bring back into operation
Operational	Operational = essential for ongoing operation
Preventative	Preventative = works that represent best practice to maintain quality and smooth operation but are not essential
Lifecycle	Operational = works required in the future within 10 years

#### Priority Definition

Class	Definition
1	Urgent works required within one year that will prevent immediate closure of premises and / or address an immediate high risk to the health and safety of the occupants and / or remedy a serious breach of the legislation.
2	Essential work required within two to three years that will prevent serious deterioration of the fabric or services and / or address a medium risk to the health and safety of the occupants and / or remedy a less serious breach of legislation.
3	Desirable work required within four or five years that will prevent deterioration of the fabric or services and / or address a low risk to the health and safety of the occupants and/or a minor breach of the legislation.
4	Long term work required within five to ten years that will prevent deterioration of the fabric or services.
5	Exceeds ten years.

## 20 Year Forward Maintenance Condition Report

### Survey Definitions & Scope



#### Cost Definition

- 1 Costs exclude VAT
- 2 Costs include for prelims cost but exclude Fees and Contingency Costs
- 3 Separate Access Costs identified where applicable (note Access Costs could be reduced by "grouping" work items)
- 4 Costs are day one rates and exclude inflation

#### Scope Definition

- 1 20 Year forward view of maintenance repair need
- 2 Condition & repair record captured against element occurrences only where **repair need identified** within the reporting period.
- 3 Major overhaul and repairs included.
- 4 Year 1 = Up to end December 2023.
- 5 Inspection to include all accessible areas of the building.
- 6 Excludes scheduled maintenance and servicing activities.
- 7 Includes major cyclical redecoration works.
- 8 Arcadis Standard Building Condition Survey Limitations apply.

## 20 Year Forward Maintenance Condition Report

### Survey Definitions & Scope



#### Elemental Hierarchy

##### Elemental Sections

##### EXTERNAL STRUCTURE AND FABRIC

###### Element

Structural Frame  
Roof Structure  
Roof Coverings  
Roof Drainage  
Roof Lights  
Roof Access & Protection  
External Walls  
External Cladding  
Windows  
External Doors  
Chimneys  
External Joinery  
External Metalwork  
External Decoration  
External Signage and Fittings

##### INTERNAL STRUCTURE AND FABRIC

###### Element

Floor Structure  
Floor Finishes  
Walls and Partitions  
Ceilings  
Internal Doors  
Internal Joinery  
Internal Decoration  
Stair/Ramp Structure  
Stair/Ramp Finishes  
Stair/Ramp Handrails and Balustrades  
Sanitaryware  
Toilet Cubicles  
Kitchen Fittings  
Fixed Furniture and Fittings

## **Appendix F – Architectural Options Reports**

### **Queens Theatre – Affinity**

Proposed Use Option 1) Multi-Use Function Space in Queens Theatre and residential apartments in Princes Hall. *(NB. Architects to confirm the separation of the residential and multi-use function space.)*

Design Concept: A flexible space capable of hosting large gatherings for events including weddings, musically and theatrical productions as well as conferences within the Theatre. 1- and 2-bedroom flats in the Princes Hall.

Essential Design Specifications:

- All heritage listed features must be respected, protected and enhanced.
- Planning policy compliant.
- An internal lift is required.
- 1B and 2B apartments to NDSS
- Accessible toilets on the ground floor and first floor.
- Wheelchair access to the front and rear of the building.
- Storage facilities for wedding and conference.
- Catering and on-site food preparation including appropriate ventilation
- Parking provision for the residential units is not required
- Courtyard space for residential amenity

Desirable Design Specifications:

- TBC

Proposed Use Option 2: Multi-Use Function Space in Queens Theatre and informal spaces for mixed uses within the Princes Hall. *(NB. Architects to confirm the separation of the residential and multi-use function space.)*

Design Concept: A flexible space capable of hosting large gatherings for events including weddings, musical and theatrical productions as well as conferences within the Theatre. Multi-functional spaces secured for occupancy by multiple tenants with some areas accessible to the public for community events. Explore the merits of a phased implementation.

### **Burselm Indoor Market – Stridge Treglown**

Proposed Use Option 1) Flexible market hall space to include provision for food and craft markets and entertainment. Flexible spaces within the retail units and residential units to provide options for use for SMEs, studio or office space.

Design Concept: An open space capable of hosting a variety of uses on any given day ranging from children's parties to food and craft markets and theatre productions.

Essential Design Specifications:

- All heritage listed features must be respected, protected and enhanced.
- Planning policy compliant.
- Prominent and welcoming street frontage

## Architectural Briefs

- Accessible toilets on the ground floor
- Wheelchair access
- Storage facilities for market stalls
- Appropriate ventilation for food cooked on site.

### Desirable Design Specifications:

- TBC

Second Option 2) TWO ITERATIONS of the same use, with access via different streets – Queens Street and the other access via Keates Street

## Wedgwood Institute – Stride Treglown

Proposed Use Option 1) Mixed use space centred on co-working and dedicated office space alongside educational / teaching /studio spaces accessible to the community.

Design Concept: Affordable work and educational spaces with access to the public. This option will speak to the building's historical use as a place of learning in Burslem throughout its lifetime. The office / studio space should provide options for hot-desking and dedicated office space as well as spaces for gathering for training, collaborative working, small scale community events and meetings. Explore the merits of a phased implementation.

### Essential Design Specifications:

- Heritage listed features must be respected, protected and enhanced.
- Planning policy compliant.
- 1B and 2B units.
- Accessible toilets on the ground floor
- Wheelchair access

### Desirable Design Specifications:

- Secure cycle parking (internal or external) with showering facilities

Proposed Use Option 2) Re-developed for residential use.

Design Concept: One and two bedroom properties in a town centre location

### Essential Design Specifications:

- Heritage listed features must be respected, protected and enhanced.
- Planning policy compliant
- 1B and 2B units.
- Easily accessible cycle storage.
- Wheelchair accessible
- No car parking provision (TBC)

### Desirable Design Specifications:

## Architectural Briefs

- TBC

## Outputs

Outputs will inform the following engagement session and reports.

- Stakeholder Sessions including overview document issued prior to stakeholder session
- Preferred Option Officer Meeting with SoTCC including Preliminary Options Appraisal Report issued to officers prior to meeting.
- Feasibility Study for Burslem Indoor Market, Queens Theatre and the Wedgwood

Outputs required for the engagement sessions and reports will be roughly the same with the options refined on the back of feedback from the engagement sessions where appropriate.

### Presentation of

#### Existing:

- Building and Site Appraisal incl. Heritage elements
- Building and Site Opportunities and Constraints
- Floorplans including identification of spaces ie. circulation space, bathroom facilities, kitchen facilities, plant where applicable.
- Schedule of Accommodation
- Photos of conditions

#### Proposed Options 1 and 2

- Design concept
- Floor plans
- Schedule of Accommodation
- Visuals

#### Case Study Examples



affinity

architects  
surveyors  
engineers

QUEENS THEATRE, BURSLEM

FEASIBILITY REPORT

MAY 2023  
VERSION 1.5



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Longton  
Stoke on Trent  
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🌐 [www.affinitydm.co.uk](http://www.affinitydm.co.uk)

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DOCUMENT CONTROL

PROJECT NAME: Queens Theatre, Feasibility Report  
PROJECT REFERENCE: 22119  
VERSION NUMBER: 1.5  
DATE OF ISSUE: 31/05/2023  
CHECKED / APPROVED BY: MAP  
DOCUMENT SECURITY LEVEL: OFFICIAL / SENSITIVE / COMMERCIAL



### AFFINITY DESIGN AND MANAGEMENT - CONSERVATION

Affinity Design and Management is a Stoke-on-Trent based Architectural, Conservation and Multi-disciplinary consultancy, committed to the effective conservation of the historic environment.

Established by Mark Palmer and Steve Cummings, Mark came to the practice with over 22 years' experience working in architecture and conservation ranging from buildings with a historic context through to scheduled monuments, many of these projects for Local Authorities. This intimate knowledge and understanding of Local Government procedures and processes, along with a thorough understanding of planning policy and practice, positions our team well to work collaboratively with owners and client-side decision makers to manage change and conservation of the historic environment.

Our team of specialist Engineers and Architects with specific conservation experience aim to identify the significance of heritage assets. We assist estate and building managers to create sustainable outcomes for future uses measuring proposals against their significance. This approach ensures the critical character of the site is retained whilst at the same time supporting a new or improved use.

### QUEENS THEATRE, BURSLEM - OPTIONS APPRAISAL - EXECUTIVE SUMMARY

The project at Queens Theatre, as with all projects where historic fabric is involved, requires an evidential approach to alteration, repair or development. With the situation of the Local Authority as a client, and the requirement to support funding bids, Affinity were approached by Arcadis to assist in providing **RIBA stage 1** review of potential options to link into a wider report produced by Arcadis.

This report sets out two options as requested within the client brief and suggests the possibility of phasing these works over a period of time allowing realistic funding models to be secured. Examples of a phased approach to regeneration are seen in places such as Hebden Bridge in West Yorkshire, where over a period of time local independent businesses are supported to relocate, expand or develop their business model to the benefit of the wider community. This organic approach to regeneration allows for realistic, sustainable support through funding streams and locally with the one thing the local authority has an abundance of; under-utilised historic buildings.

Key reasons why buildings such as Queens Theatre and the Princes Hall are under utilised or even empty, narrow down to a series of building related constraints:

- Historic Fabric in a poor condition
- Presence of contaminated materials such as asbestos and lead plumbing - prohibitive refurbishment cost
- Large or unusual floor plans making alternative uses impractical
- Running costs make utilising the spaces unsustainable
- Location of the site may make alternative uses unsuitable
- Highly significant historic fabric may restrict the level of alteration

Taking into account these challenges, this reports illustrates a series of realistic options that, when linked with wider regeneration support across the city in terms of transport infrastructure, will allow commencement of a realistic campaign of town centre regeneration likely to be repeated elsewhere.



/ Queens Theatre /

The following finalised brief was received by Affinity on 3<sup>rd</sup> Feb 2023:

2.1 Proposed Use Option 1

Multi-Use Function Space in Queens Theatre and residential apartments in Princes Hall (NB. Architects to confirm the separation of the residential and multi-use function space).

Design Concept: A flexible space capable of hosting large gatherings for events including weddings, music and theatrical productions as well as conferences within the Theatre. 1 and 2 bedroom flats in the Princes Hall.

Essential Design Elements:

- All heritage listed features must be respected, protected and enhanced.
- Planning policy compliant.
- An internal lift is required.
- 1B and 2B apartments to NDSS
- Accessible toilets on the ground floor and first floor.
- Wheelchair access to the front and rear of the building.
- Storage facilities for wedding and conference.
- Catering and on site food preparation including appropriate ventilation
- Parking provision for the residential units is not required
- Courtyard space for residential amenity

2.2 Proposed Use Option 2

Multi-Use Function Space in Queens Theatre and informal spaces for mixed uses within the Princes Hall (NB. Architects to confirm the separation of the residential and multi-use function space).

Design Concept:

A flexible space capable of hosting large gatherings for events including weddings, musical and theatrical productions as well as conferences within the Theatre. Multi-functional spaces secured for occupancy by multiple tenants with some areas accessible to the public for community events. Explore the merits of a phased implementation.

Desirable Design Specifications:

To be developed within the next stage.



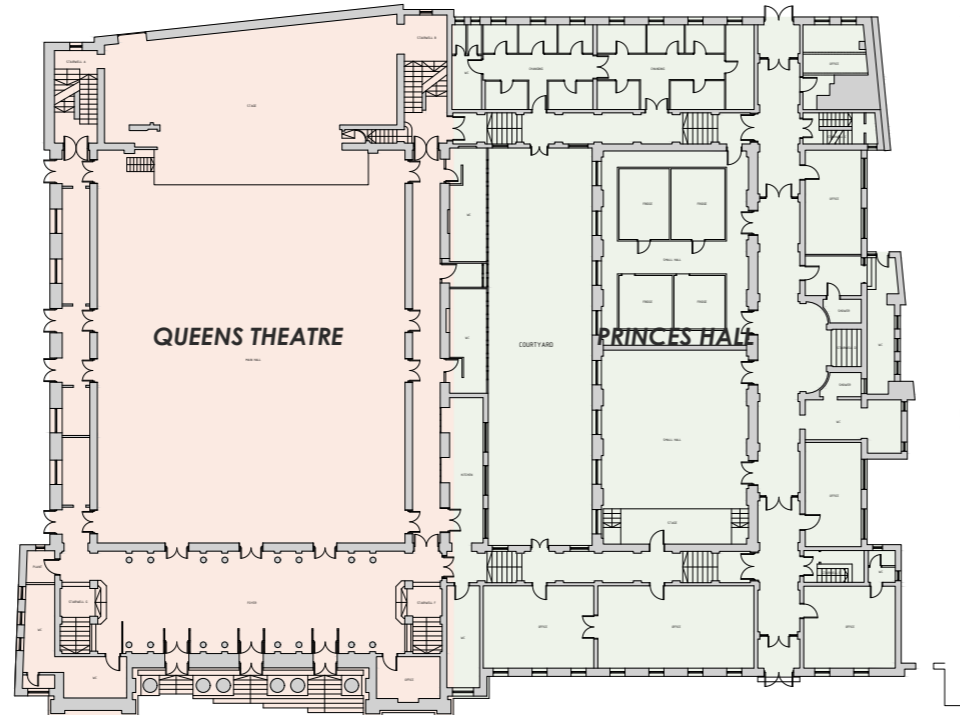
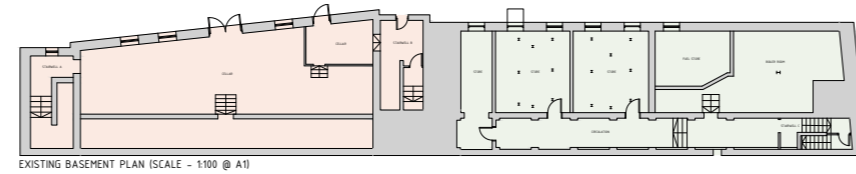
/ Queens Theatre - roof light above stairwell that leads to the tiered seating in the main Auditorium /

## 3.1 EXISTING BUILDING LAYOUT

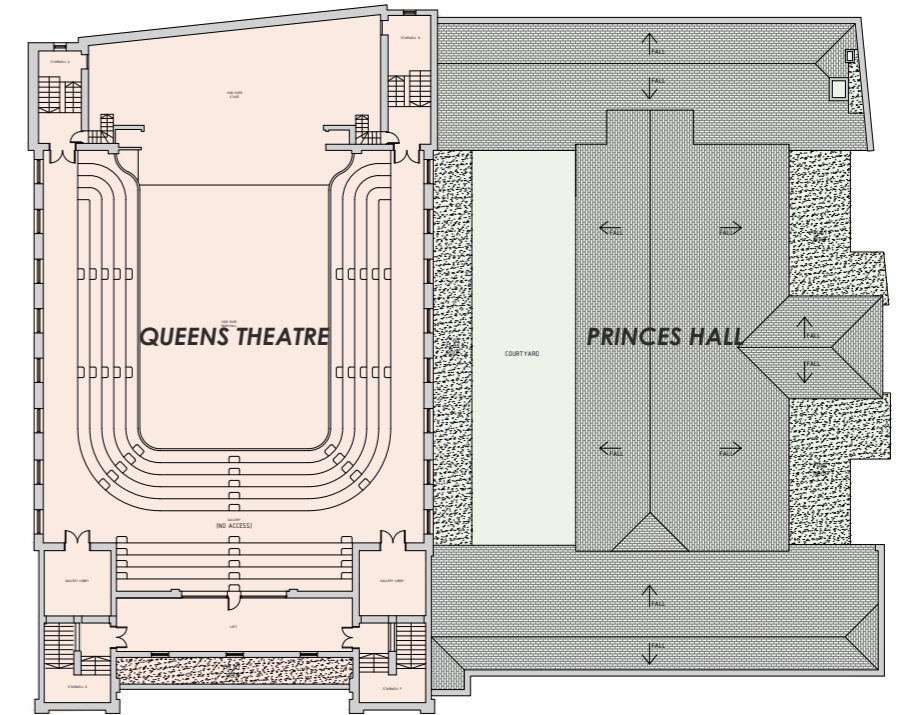
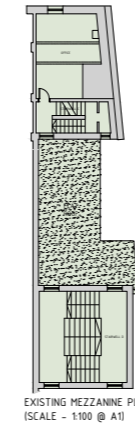
A further survey of the condition of the buildings is being undertaken and the proposals set out here should be reviewed when the results of that study are available.

The suite of buildings known as the Queens Theatre and Princes Hall, though linked, have two distinct arrangements:

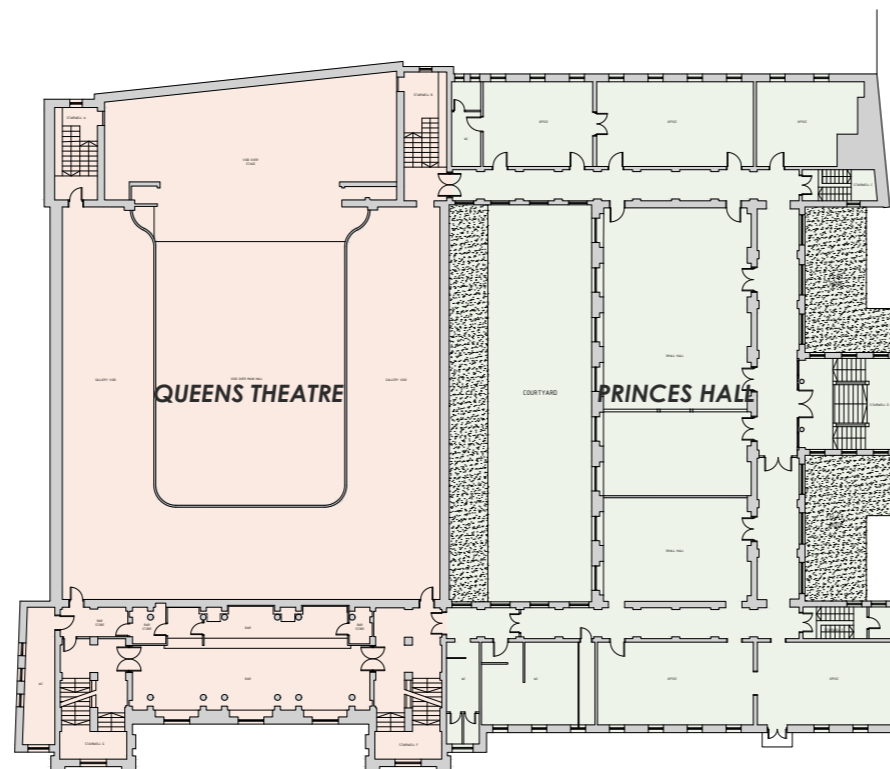
- The Queens Theatre (originally Queens Hall) is primarily a main auditorium with a large open ground floor space and stage with access corridors and a crush lobby to the front. A first floor has tiered seating accessed via staircases and a small upper gallery to the rear accessed from both the first floor and second floor. To the front of the building at first floor level is situated a crush hall and bar area, the bar is a much later addition. There is good access and egress to this upper floor with staircases in all four corners of the main Auditorium.
- The Princes Hall is a series of rooms originally intended to be committee rooms and two larger double height spaces, no doubt originally intended to be the council Chamber. These are arranged around a wide access corridor with it's own stepped access to the front and a stepped service access to the rear. The rear of the building also accommodates changing and dressing rooms associated with the theatre function. There is a small service yard to the rear of the Princes.



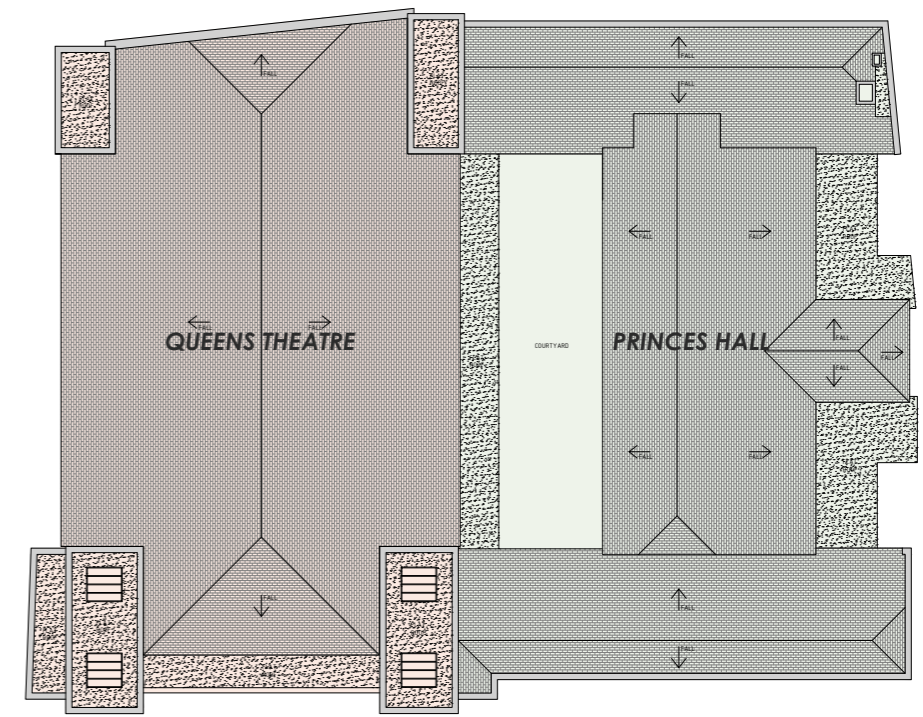
Existing Ground Floor Plan



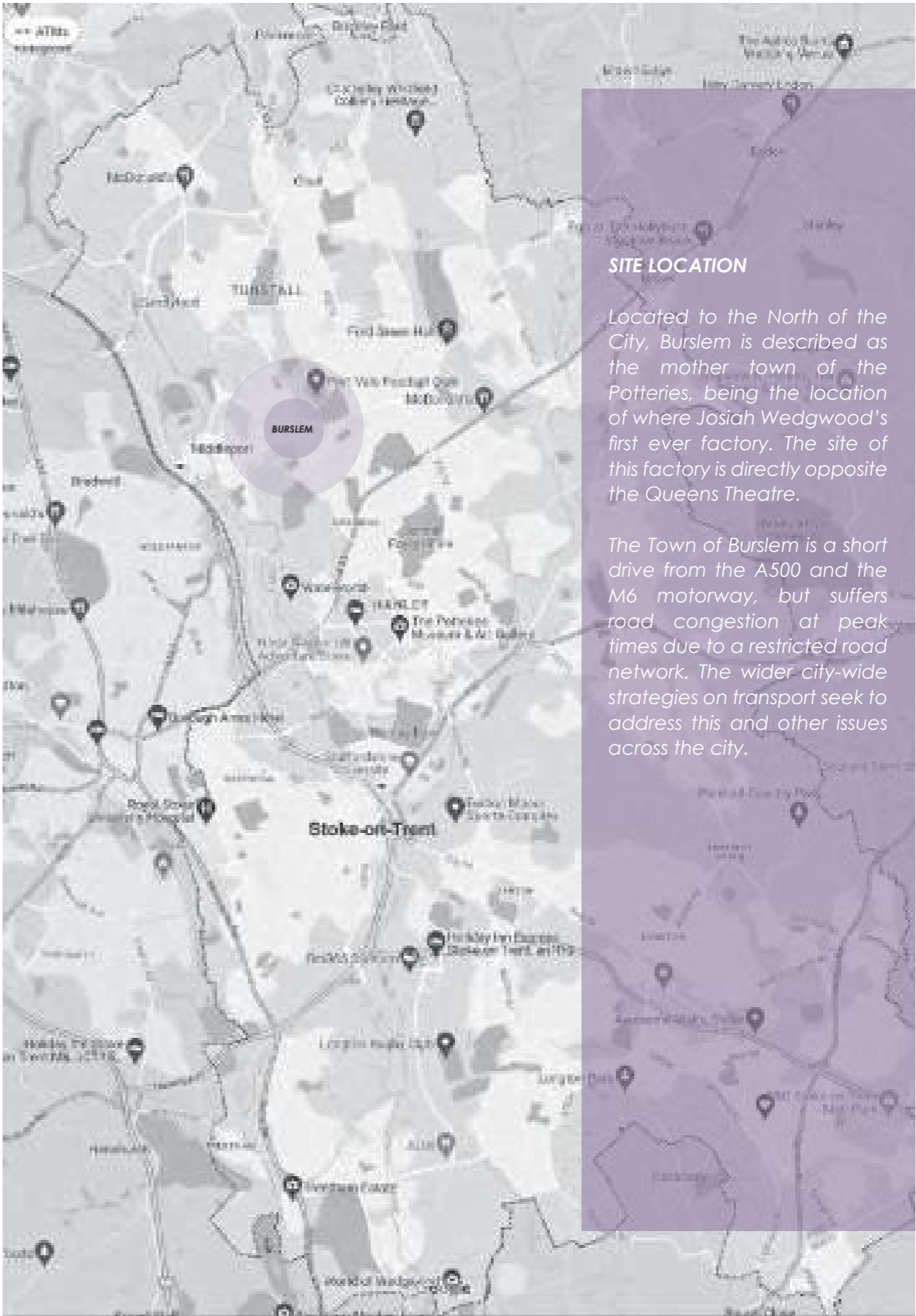
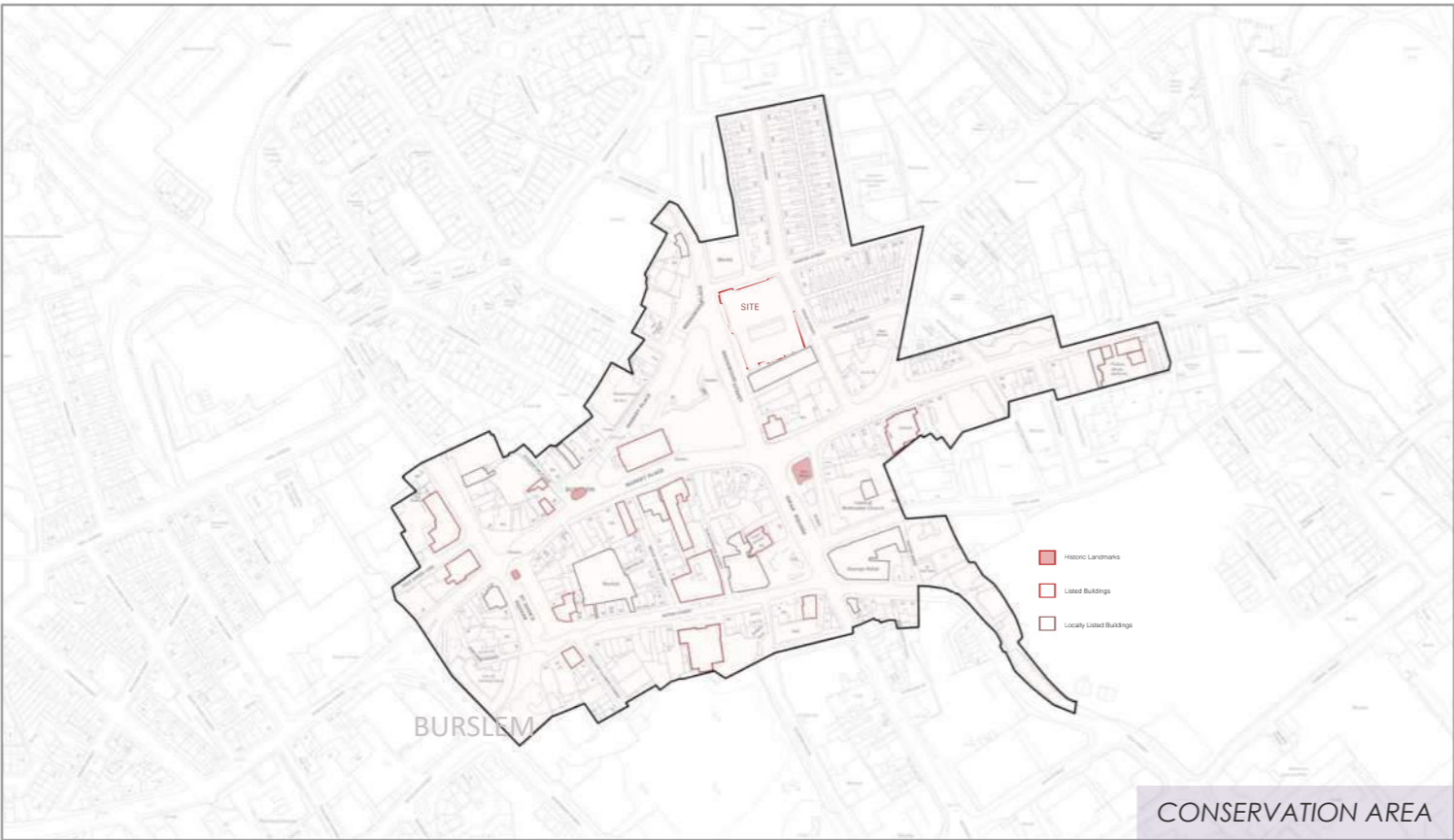
Existing Second Floor Plan

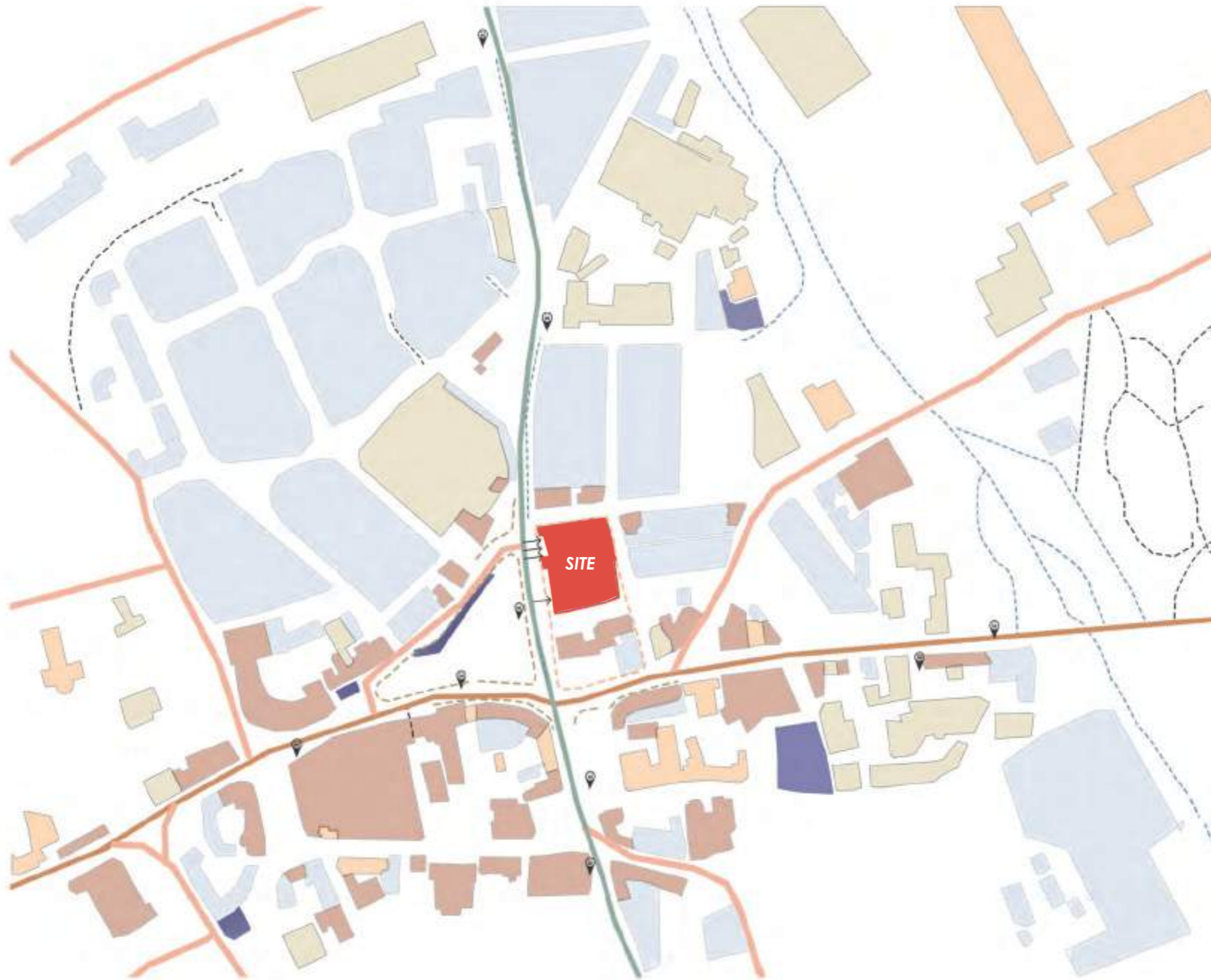


Existing First Floor Plan



Existing Roof Plan



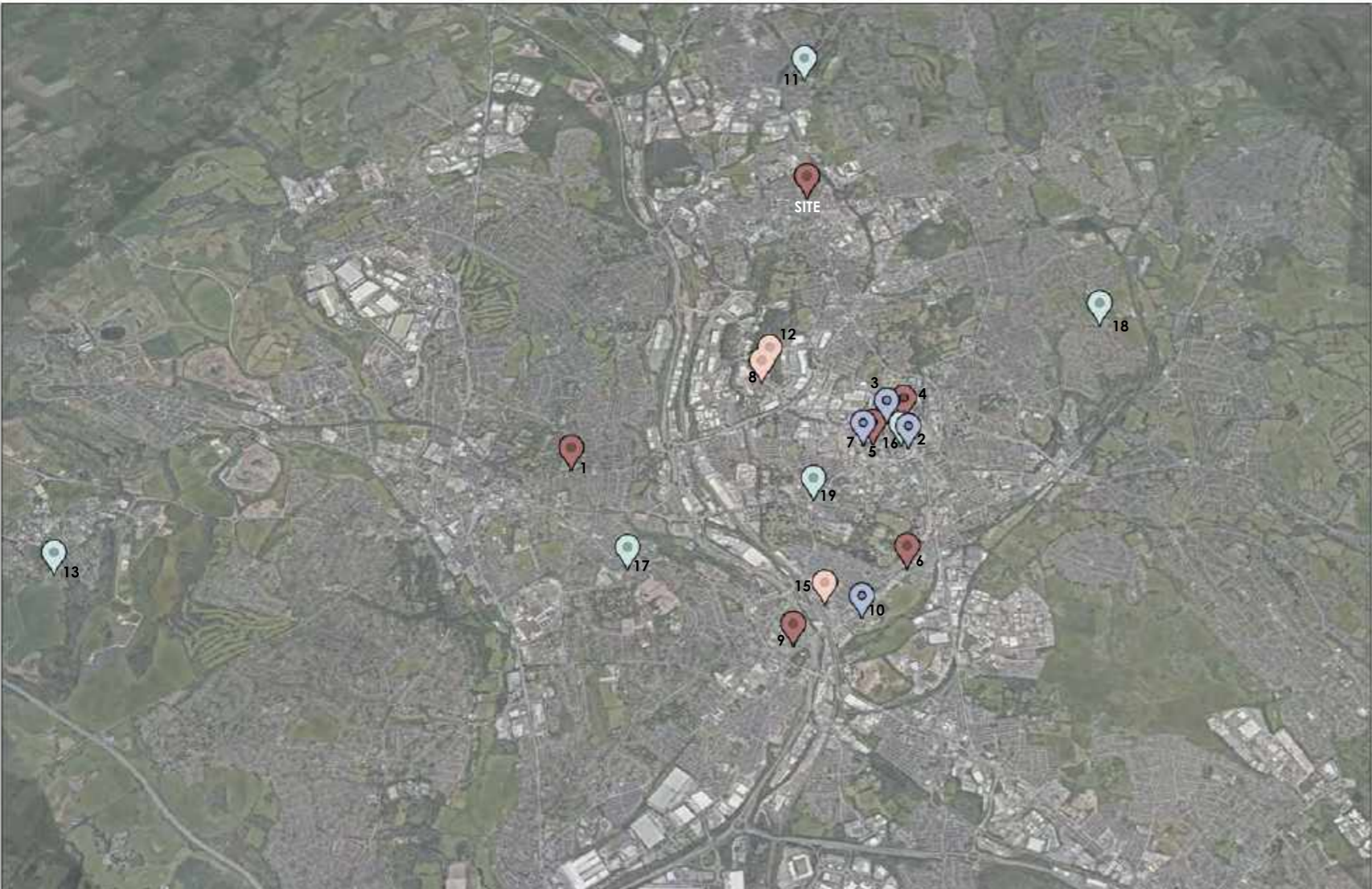


### TOWN CENTRE WIDER CONTEXT

Burslem, like all towns within the Potteries, has at its core an industrial backdrop. Remnants of this past are seen on the edges of the town centre but major changes in the pottery industry have led to many of the sites being converted into other uses.

The town is connected by the North South Route along Waterloo Road, providing a route south to the City Centre or North to Tunstall. Car parking around the Town Centre is sparse but there are bus and taxi stops serving the Town Centre.

- INSTITUTIONAL
- INDUSTRIAL
- RESIDENTIAL
- COMMERCIAL
- PARKING
- LOCAL STREET
- B ROAD
- A ROAD
- MAIN ROAD
- CYCLE ROUTES
- PEDESTRIAN ROUTES AROUND SITE
- REGISTERED FOOTPATHS



VENUES OFFERING SIMILAR SERVICES IN STOKE-ON-TRENT

The map indicates the location of venues that offer similar services as the Queens Theatre. The table illustrates what type of offerings each venue has.

Venue Name	Type of Venue					
	Accomodation	Theatre	Wedding	Music	General	Conferences
1 - New Vic Theatre		●		●		
2- Victoria Hall				●		
3- The Sugarmill				●		
4- Regents Theatre		●		●		
5- Mitchell Arts Centre		●		●	●	●
6- Stoke-on-Trent Repertory Theatre		●		●		
7- The Underground				●		
8- Etruria Hall	●		●		●	●
9- Kings Hall			●	●	●	●
10- Leek Road Venue				●		
11- Floral Hall			●		●	
12- DoubleTree by Hilton	●		●		●	●
13- Keele Hall			●		●	●
14- Phoenix Suite			●		●	●
15- North Stafford Hotel	●		●		●	●
16- The Victoria Lounge Bar			●		●	●
17- Wade Conference Centre			●	●	●	●
18- The Bridge Centre			●		●	●
19- Venue 80			●		●	●
20- The Dicken Suite Function Room			●		●	●



3



12



17





Burslem's first town hall 1843



Burslem's 1857 Town Hall



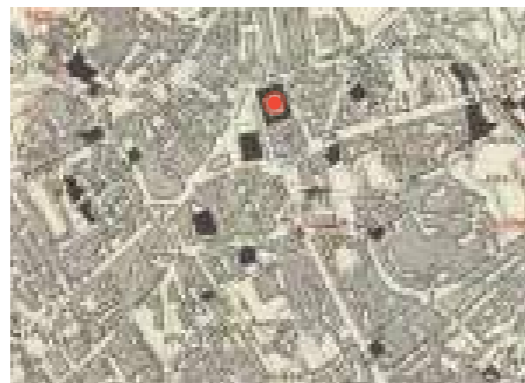
Burslem 1876



Burslem 1876 detail



Burslem 1889



Burslem 1951



View of the old Meat Market

## View of the old Meat Market

During the summer it was popular local cultural event for there to be a holiday week or a 'Wake Week' when industry would shut down and there was a carnival atmosphere, excursions and shows with shooting galleries and all kinds of stalls, (some a little illegal!) centred around the Market Square, but also described in local newspapers as lining the streets all up to Hamill Road.

## Historical Development

'Burslem is located on natural deposits – ironstone, clay and coal – which provided the raw materials for pottery making. The first recorded kilns were found at nearby Sneyd Green and date to c.1300. In the manorial court rolls of Tunstall in the 14th century several men are called Le Potter and Le Thrower, and it is documented that one of the products of the area were butter pots for Uttoxeter and other rural markets. In the 15th century the Adams family were established as potters and by 1617 one of the family was described at his death as a master potter. By the 1650s the Wedgwoods were also producing pottery in Burslem, the first potter in the family being born also in 1617. At the end of the 17th century, the Burslem area was the country's leading supplier of pottery, helped by the decision of the Sneyd family, the Lords of the Manor of Tunstall (which included Burslem), to relinquish their mineral rights, allowing copyholders to dig for their own clay and coal.

The development of these various factories provided Burslem town centre with a distinctive character which is evident from the OS edition of 1900. The Town Hall of 1852-7 provides a focal point for the town, surrounded by an open market place and adjacent to a covered butchers' market. Enclosing this triangular space are groups of terraced houses containing shops and offices for the potteries, with groups of circular bottle kilns seemingly randomly placed in the back yards. To the East of the market place, the ground is largely undeveloped apart from a theatre and mission hall, with densely planned terraced housing in Jenkins Street and Nicholas Street beyond.

## Recent Investment

The Burslem Townscape Heritage Initiative began in 2007 and has aided the implementation of some of the aims and objectives in the Burslem Town Centre Conservation Area Management Plan (2005). Funding has been provided by the City Council, Advantage West Midlands and the Heritage Lottery Fund, with additional private sector contributions. Many buildings in Market Place, Queen Street, St John's Square and Nile Street have benefited from funding, which has aided the repair of the fabric of historic buildings within the town. The scheme is to continue in 2011/12 and be supplemented by the Burslem Building Improvement Scheme, which is funded by the European Regional Development Fund (ERDF).'

Stoke City Council - Conservation Area Appraisal - November 2011

## Architecture

- 'Buildings have significant architectural significance constructed of high quality materials which contribute to the overall setting of the conservation area
- Mixture of prominent municipal, religious and industrial buildings
- Concentration of statutory listed buildings that includes the Wedgwood Institute and the School of Art
- Survival of civic architecture such as the two town halls
- Survival of three industrial building complexes associated with the pottery industry
- Historic terraced suburb close to the town centre
- No. 1 Moorland Road, the Wedgwood family house built in 1751 (Grade II\* listed building).

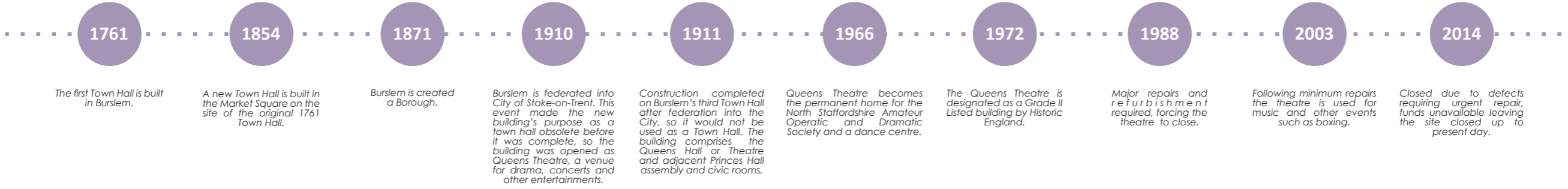
## History

- Forms part of Stoke-on-Trent City along with Tunstall, Hanley, Stoke (upon Trent), Fenton and Longton, famous for pottery production in the 18th, 19th and early 20th centuries
- Historic street plan and good survival of historic buildings
- Burslem's role in being the most significant producer of pottery in the country
- Associations with significant historical personalities from the pottery industry the Sneyds, Wedgwoods, Rileys and Doultons in particular
- Source for Arnold Bennett's novels about the "Five Towns" set in the 19th century, which includes Burslem.

## Character and Appearance

- Town centre retains its historic market place surrounded by notable buildings, many of them relating to the pottery industry
- The townscape is defined by its spatial structure as well as its buildings with a framework of key spaces anchoring the town centre and creating a civic context Hillside location with views and vistas to the West and South and in from this direction) – this creates a zone of sensitivity in front of the Conservation Area
- Has a rich individual local character and sense of place
- Streets and spaces are characterised by strong street frontages which create a sense of enclosure and of being urban
- There is a strong sense of variety and richness within the Conservation Area ranging from civic landmarks to workers housing, such as in Nicholas Street.'

Stoke City Council - Conservation Area Appraisal - November 2011





Overview

Queens Theatre was originally commissioned as Burslem's third town hall, to replace the old Town Hall built in 1850s even though the town was about to be federated into the City of Stoke-on-Trent. Work commenced on construction and the work was completed in 1911, a year after federation, thus becoming obsolete as a town hall even prior to its completion.

It was designed by S B Russel and Edwin Cooper and was originally used for theatre productions, concerts and other general uses such as public meetings.

In 1927, the building was designated as a Grade 2 listed building, list entry number SJ8690449943. The columns and three doors of the left wing is very different to the right wing due to the council being abolished shortly after work had started on the Town Hall. This clearly explains why the left wing is extremely plain and has its own entrance even though built at the same time - reflect its unknown use.

Emblems point to the right side of the building's use as a theatre, while the coat of arms with crossed swords and scales indicates a civic use for the left wing.

The structure is a mix of ashlar stone facade, brickwork and steel trusses within the roof, steel beams and columns supporting the balconies. The ornate plaster ceiling within the main auditorium is of swept plaster rope support construction, requiring annual inspection and certification. Unfortunately part of the ceiling has collapsed due to roof leaks and subsequent support failure, leading to the theatre side of the building being closed off due to the risk of further collapse.

A full assessment of significance should be made within the next design stage.

Listing Entry with Historic England

"SJ8649NE WEDGWOOD PLACE, Burslem 613-1/10/26 (East side) 19/04/72 Town Hall and Theatre (Formerly Listed as: WEDGWOOD PLACE, Burslem Town Hall)

GV II

Town Hall and theatre. 1911. By Russell and Cooper. Ashlar faced, brick to rear. Entrance block with full-height portico divided by 3 pairs of Corinthian columns carrying the entablature, cornice and pierced balustrade. Doorway in each of the 3 bays, with moulded architraves. This central section is flanked by 2 advanced wings with recessed stone panels in moulded architraves and semi-circular window. Curved parapet to lower flanking bay with oculi. Above the cornice, a massive attic storey with shell motif in relief in the projecting outer sections. Adjoining to the south, a 2-storeyed range of 10 bays with narrow 15-pane sash windows in stone architrave and doorway with moulded architrave and fanlight in coved arch. Ironwork balcony above the doorway carried on stone brackets to full-height window in stressed architrave. Moulded parapet eaves cornice.

Listing NGR: SJ8690449943"



**TENNYSON SMITH,**  
The World-Renowned TEMPERANCE ADVOCATE,  
WILL CONDUCT  
**A Temperance Campaign**  
In the POTTERIES and DISTRICT, October 11th to 27th.

TO-MORROW (SATURDAY)—HOPE CONGREGATIONAL CHURCH, HANLEY. 5 p.m.: Welcome Tea and Addresses. Schoolroom, 6d. 7-30 p.m.: Public Meeting.	MONDAY, OCTOBER 13TH—QUEEN'S HALL, BURSLEM, 8 p.m. WEDNESDAY—CROSS STREET WESLEYAN CHURCH, STOKES, 8 p.m.
SUNDAY—BRUNSWICK STREET WESLEYAN CHURCH, NEWCASTLE, 11 a.m. NORTHWOOD WESLEYAN CHURCH, Men's Meeting, 3 p.m. QUEEN'S HALL, BURSLEM, 7-15.	THURSDAY—BETHEL UNITED METHODIST CHURCH, SILVERDALE, 7 p.m. FRIDAY—WESLEYAN SCHOOL, WOLSTANTON, 7-45 p.m. SATURDAY—BOURNES PRIMITIVE METHODIST CHURCH, LONGTON, 7-30 p.m.

**PARLIAMENTARY ELECTION.**  
**HANLEY PARLIAMENTARY BY-ELECTION, 1912.**  
MR. C. H. RITTNER'S CANDIDATURE.

**TO-MORROW NIGHT (Thursday), at 8 o'clock.**  
**Unionist Mass Meeting**  
**QUEEN'S HALL, BURSLEM.**  
Speakers—Mr. C. H. RITTNER, The Rt. Hon. J. H. H. CAMPBELL, K.C., M.P. Mr. GEORGE LLOYD, M.P., and others.  
Chairman, Dr. R. H. READ. Admission Free.  
**RALLY ROUND RITTNER.**

**QUEENS HALL THEATRE BURSLEM**

**“HALF a SIXPENCE”**

Produced and Choreographed by  
**Willie Martin**  
Presented by the  
**North Staffs. Operatic Society**

Commencing Wednesday, October 25th until Friday, November 3rd  
Each evening at 7.15 p.m.

**Saturday, October 28th, Matinee 3 p.m., Evening performance 7.30**  
Seats 5/-, 7/6, 8/6, 10/6, 12/6  
Children and O.A.P.s Half Price  
Saturday Matinee Only

This Great British Musical is NOT to be missed. Full of memorable Hit Tunes, “Flash! Bang! Wallop!,” “If The Rain's Got To Fall,” “The Old Military Canal” and others.

Queens Hall Theatre Booking Office  
**NOW OPEN EVERY DAY EXCEPT SUNDAYS**  
11 a.m. to 2 p.m. and 5 p.m. to 8 p.m.  
**PLEASE BOOK EARLY**

**QUEENS HALL THEATRE BURSLEM**  
**GILBERT & SULLIVAN**  
Sunday, Sept. 24th, at 8 p.m.

Personal Appearance of  
• GILLIAN KNIGHT  
• JEAN HINDMARSH  
• THOMAS ROUND  
• DONALD ADAMS

Donald Adams appears by kind permission of  
**Miss Bridget D'O'LY CARTE**

Supported by THE DOULTON CHOIR  
NORTH STAFFS. OPERATIC SOCIETY

Hear most of your favourites from the  
“MIKADO,” “PIRATES OF PENZANCE,” “IOLANthe”  
and other Savoy Operas

Queens Hall Booking Office open next Saturday, Sept. 23rd,  
11 a.m. to 8 p.m. Daily (See Programme)

**Queens Theatre, Burslem**  
**Terry Blood & Mike Lloyd**  
PRESENT ON  
**Friday, May 29th**  
at 8.0 p.m.  
An Evening with  
**THE SPINNERS**

Tickets 6/6, 8/6 & 10/6  
Available at Queens Theatre Box Office.  
Telephone 87077. Sherwins Hanley.  
Rediffusion Hanley, Parkes Record Shop, Stafford. The Place, Hanley.  
f1124

**Camelot**  
Presented by  
North Staffs. Amateur Operatic Society  
**QUEENS THEATRE BURSLEM**  
Producer Willie Martin  
**WEDNESDAY, MARCH 27th to SATURDAY**  
**APRIL 6th**  
Queen's Box Office Open Saturday, March 16th  
11 a.m. to 2 p.m. and 5 p.m. to 8 p.m. (except  
Sundays) Box Office Tel. No. 88904

Ground Floor

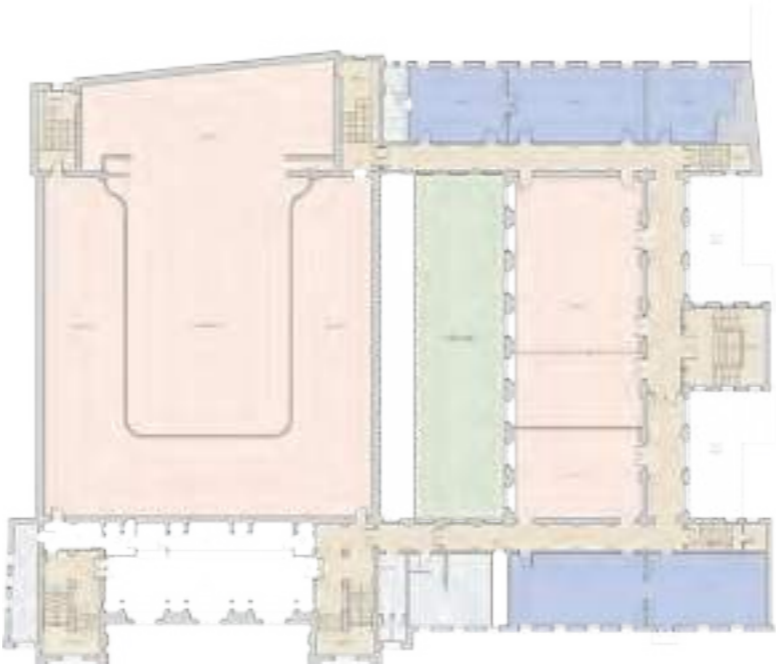
- East entrance into Princes Hall tiled walls in blue and white and concrete flooring with decorative paving and wooden double doors straight ahead with glazing above, where natural light filters in due to the arched clerestory glazing on the east. The existing plaster walls have ornate coping detailing and there is a vaulted plaster ceiling in the corridors.
- Heading further into the building, particularly beyond stairwell D, the wall conditions worsen. The south and west sides of Princes Hall, including the corridors, are poorly kept due to missing plaster and many cracks in the wall, flooring and ceiling, and the conditions being generally very deteriorated. Large amounts of rubble and building material are present on the floor and the spaces require a large amount of renovation.
- Old wooden detailed bannister at stairwell D with a red tread detailing staircase with yellow pillars.
- West elevation windows have cracks.
- Toilet conditions on ground floor, particularly the ones on the south end of Princes Hall, are very poor, the ones surrounding Queens Theatre mostly need modernising.
- Queens Theatre side is fairly well kept and requires fewer alterations and features a large, open entrance foyer with tiled flooring and pillars. The theatre itself features wooden flooring and ornately decorated ceiling in white and red. Stairwell A is also in a particularly neglected condition with the brickwork appearing visibly cracked and dull flooring.

First Floor

- West side is in the worst condition compared with the Queens Theatre side.
- Herringbone flooring on the eastern corridor of the Princes Hall is in fairly good condition, and the walls differ between exposed brick and a plasterboard finished with pink paint both of which require alterations. The existing rooms on the east side are well kept mostly, some flooring may require additional work.
- Vaulted ceiling in the corridor and first floor hall space with ornate decorative features on the ceiling and wall trimmings.
- Corridor leading into first floor bar needs to be heavily renovated, the floor and walls are in a very poor condition.
- Carpeted bar area with a wooden bar and pillars/ columns running adjacent with barrel vaulted ceiling and decorative ceiling, in good condition.



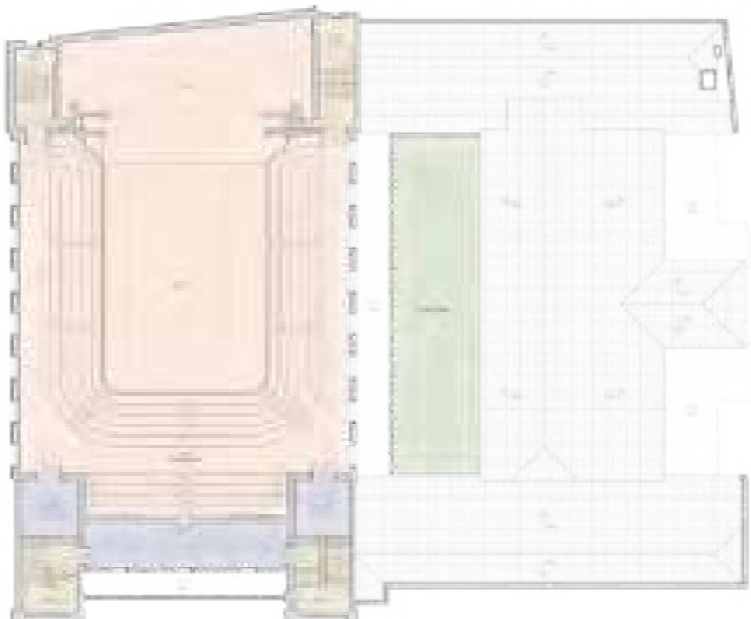
Existing Ground Floor Plan



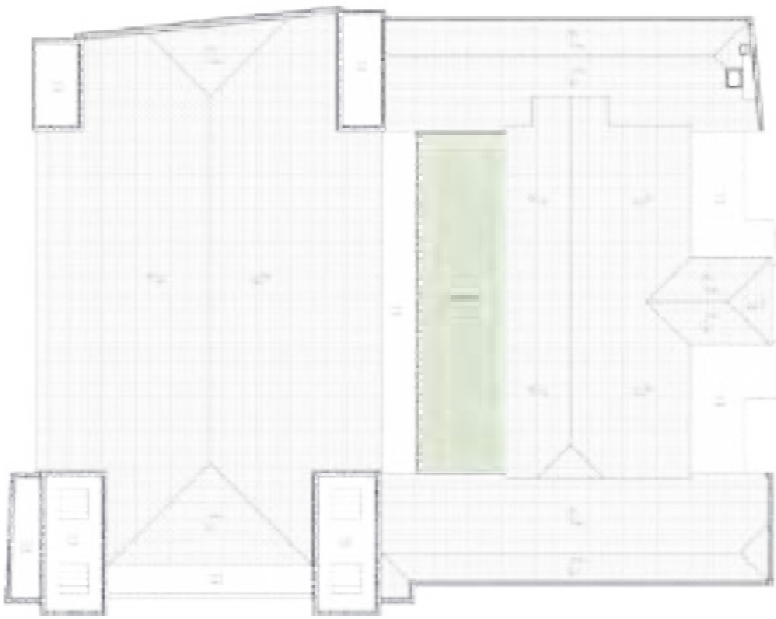
Existing First Floor Plan

<b>Basement</b>	
Storage/services	219sqm
Circulation	107sqm
<b>Ground Floor</b>	
Storage/services	3.6sqm
Circulation	437.5sqm
Event space	1231.8sqm
Office Space	216sqm

<b>First floor</b>	
Storage/services	16.7sqm
Circulation	322.2sqm
Event space	406sqm
Office Space	227.7sqm
<b>Second floor</b>	
Storage/services	52sqm
Circulation	163sqm

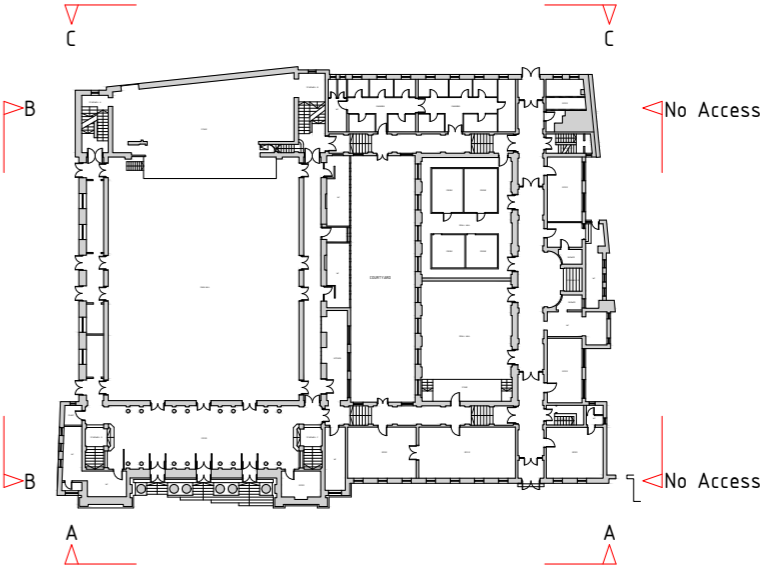
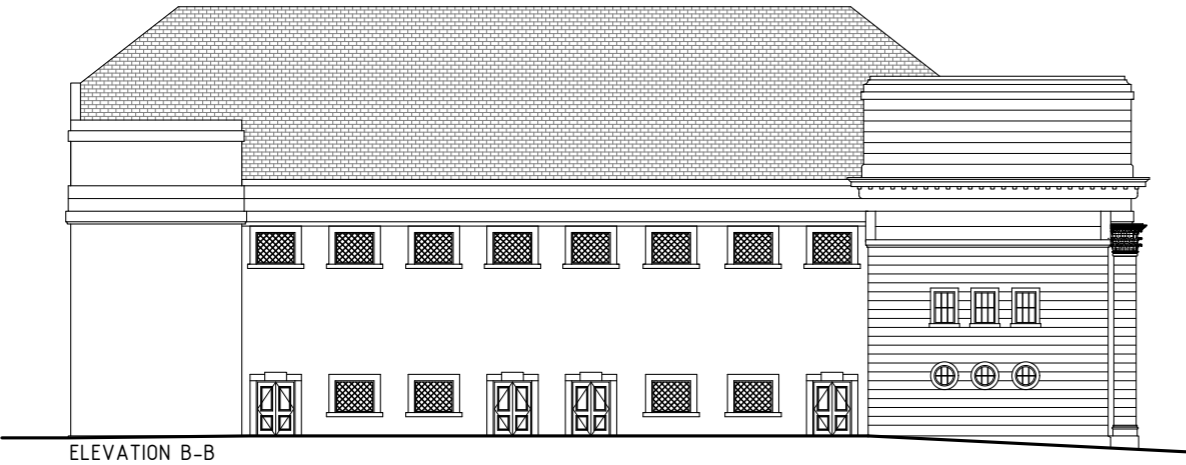
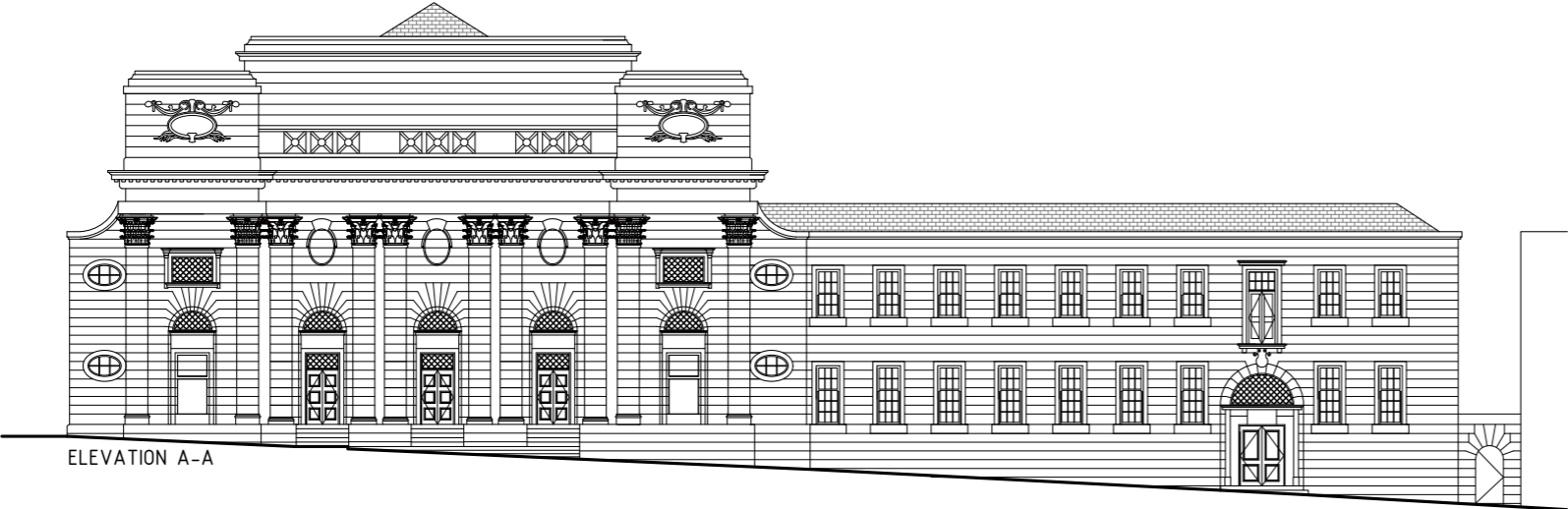


Existing Second Floor Plan



Existing Roof Plan

- HALL
- CORRIDOR
- CHANGE
- WC
- CIRCULATION
- LOBBY
- OFFICE
- STORE
- SERVICES

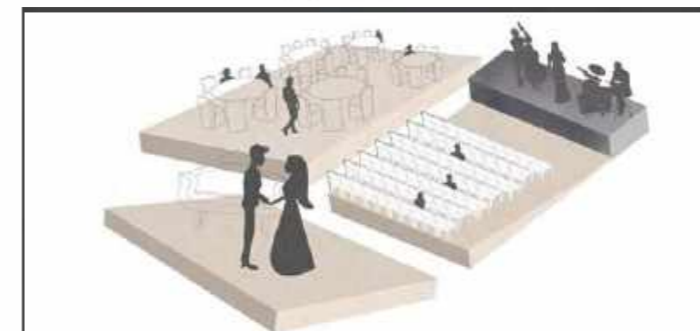




The roads surrounding the site provide a very busy street scene which may not be the most 'attractive' feature of this site, and therefore acting as a possible constraint. However, there is the opportunity to provide a 'super-crossing' directly outside the front elevation of the site to activate the public realm on the opposite side of the road, adjacent to the old Town Hall. This would adjust the priority from 'traffic' to pedestrian and make the Queens Theatre/Princes Hall feel a closer part of the centre of the town.

*There is currently no disabled access into the building, and also within the building itself.*

The current state of the building requires much renovation and repairs, which may prove to be very expensive, as shown in the past.



The existing floor plan serves as an ideal residential layout due to the corridors which lead off into rooms, suitable for residential use, featuring a 2.7m width hallway.

The large auditorium space is able to be used in a multi-functional manner, for various events such as weddings, parties, musical shows and conferences.

The existing courtyard offers an ideal outdoor space for residential use which can be beautifully landscaped and allow for a seating area.



### Proposal

The vision for the following proposal is to convert the Queens Theatre into a multi-functional space to accommodate events such as concert performances, corporate, birthday and wedding receptions.

The adjacent Princes Hall is to be converted into residential apartment or a mixed use building with retail, residential and leisure.

**Option 1** - Multi-functional hall with residential apartments

**Option 2** - Multi-functional hall with mixed use development



VENUE



RESIDENTIAL



MIXED-USE

### 5.1 Access and Levels

The suite of buildings are arranged over three interconnected levels at Ground floor level:

The Queens Theatre is the highest, then there are steps down to an intermediate level serving rooms to the front and rear of the Princes Hall and finally down to the ground floor level of the Princes Hall serving the two large rooms and access to the staircases to the first floor.

A full accessibility audit should be undertaken when moving onto the stage 2 design, the designs put forward here suggest improvements with the information available here with the proposed use classes.

It is intended that as a public building the Princes Hall should be provided with a good level of access in accordance with Part M of the Building Regulations, within the limitations of the existing building, including lift access to all levels. At present there is no wheelchair access to the first floor of the Town Hall, between the Town Hall entrance and the Hall or to the stage.

### 5.2 Accessible Toilet Facilities

Public accessible toilets should be provided at each level of the building. A Changing Places toilet / shower could also be considered to augment the City's sparse offering.

### 5.3 Entrances and Exits

All entrances should have level thresholds with ramps included within the public realm, powered doors to be provided at the main public entrances where a ramp / lift is installed linked to fire alarm activation to fail safe.

### 5.4 Location of Service Controls

New sockets and switches, should be provided at appropriate heights, to enable wheelchair users to access the building's switches and sockets.

### 5.5 Counters

New counters at the box office and bars should be provided with lowered counter sections for wheelchair users.

### 5.6 Assisted Listening

A loop hearing aid system and/or infra-red assisted listening system should be included for public performance areas.

### 5.7 Travel and Parking

The site is located adjacent to a small public car park. Adequate disabled parking spaces should be provided close to the building. There is also an opportunity to provide a 'supercrossing' directly outside the site to activate the public realm on the opposite side of the road adjacent to the old Town Hall. This would adjust the priority from traffic to pedestrian and make the Queens Theatre / Princes Hall feel a closer part of the centre of the Town.

### 5.8 Colour Contrast

Good colour contrast of materials should be provided to assist the partially sighted, including conspicuous step nosings, manifestation to glazing and building signage. These measures will need to be sympathetic to the historic nature of the building, but many examples of this are seen in public building architecture of a similar style.

### 5.9 Auditorium Wheelchair Positions

Wheelchair positions should be provided in the hall, in accordance with Part M of the Building Regulations, which requires the number of spaces to be 1% of the seating capacity or 6, whichever is the greater.

### 5.10 Building Services

A complete review should be undertaken of the existing building services installations to assess their condition and to establish the scope of required upgrade to meet current standards, including:

- Mechanical supply and extract ventilation to main auditorium
- Local mechanical supply and extract ventilation
- Controls for mechanical plant and equipment
- Cold water distribution system
- Hot water distribution system
- Above and below ground drainage
- Gas supply and Central Boiler Plant
- Low temperature hot water heating and thermal insulation of mechanical plant and equipment
- Local cooling
- Electrical distribution (including power to and containment for general lighting, production lighting and sound equipment; public address, personnel-location and call services; radio and television installations)
- Power to and containment for data and telephone services
- Intruder alarm system and access control
- Fire detection and alarm
- Earthing and bonding
- Passenger lifts and goods lifts

### 5.11 Fire Strategy

A general review of the fire strategy for the building should be undertaken to ensure adequate means of escape from all areas.

### 5.12 Acoustics

An acoustic consultant should be engaged to advise on the room acoustics, between residential and separation from the performance space, in addition to sound separation and mechanical plant noise and vibration aspects of the proposals.

### 5.13 Sustainability/ Part L: Conservation of Energy

The conservation of energy is a key aspect to any refurbishment or new build project and must adhere to the ever increasing requirements incorporated in Part L of the Building Regulations and related building control documents and standards.

### 5.14 Existing Structure

Where possible further upgrading to building fabric should be considered:

- Due to the extent of the refurbishment consequential improvement may be required depending on the scope of refit and change of uses.
- Ensure any remaining areas of single glazing are replaced with double glazed units.
- Ensure all roof areas are well insulated where possible.
- Ensure insulation is fitted to any non-insulated pipes and ventilation duct work.
- Minimise draughts and air loss by ensuring new and existing external doorways are fully sealed and weathered, including the introduction of draught lobbies where possible. Improvements could also be made in the following areas.
- Add mechanical and electrical controls and monitoring equipment to all heating and cooling systems to ensure they are operating at optimum efficiency.
- Provide staff training in building systems and building use.
- Replace all lighting to low energy and long life sources such as LED fittings.
- Ensure all areas are upgraded to include lighting sensors to ensure lights are switched off when not in use.
- Minimise water usage: include use of water saving devices, such as low flush toilets and non-concussive spray taps.
- Reduce waste and recycle - Ensure building wide recycling stations for visitors and staff.
- Encourage and promote public transport and cycling (plus parking/ storage) travel routes to the building.



Wedding Venue

The first proposal involves the use of the current Queens Theatre as a function space for events such as musical and theatrical performances, alongside other private functions namely conferences, parties and most specifically, weddings. The scheme primarily focuses on South-Asian weddings. The Queens Theatre hall provides a perfect location suitable for this level of event due to its size and set-up, which involves a stage at the back, a typical feature of such a wedding. The bride and groom often use this space to be seated throughout the wedding, and it is used as a backdrop for all photographs and during the cake-cutting events. The stage provides a focal point for the event, capable of being dressed to suit wedding standards.

Typically, Asian weddings involve a large volume of people, which the Queens Theatre is able to provide, and, with suitable renovations, is capable of providing the perfect backdrop for a wedding of this scale, adorned with external lighting and other decorative features as required.

Due to the heritage of the site, by retaining the original ornate features of this hall, it sets this venue apart from many others and offers a particularly unique factor. The large amount of circulation space allows for typical wedding features such as a dance hall and DJ/entertainment booths. The circulation space within the foyer and corridors provides an ideal setting for a typical entrance for the bride and groom.

There are also suitable spaces for private use, as Pakistani weddings particularly, involve an official ceremony known as a 'Nikkah' where the official vows are spoken and many choose to do this privately, in a separate room, whilst projecting the sound into the hall itself. The availability of these private rooms may also provide a space for the bride to wait or get ready beforehand, which is why we have proposed multiple dressing rooms which may also be used for performances, alongside two private rooms.

The existing auditorium seating and stage, which will be retained, hosts the perfect place for productions as it had done in the past, which during a wedding, due to its mezzanine layout, will not provide any distractions or obstructions and may even serve further as a memorable feature. The large hall area is very multi-functional, capable of holding many events, such as private functions and conferences. We have also proposed a bar which links the foyer and function hall in order to provide reception drinks and it also serves as a public use bar when a private event is not taking place. On-site catering is an important feature of our proposal which is why we have proposed to extend the kitchen further into the courtyard, in order to make it suitable for event use. There are a sufficient number of toilets proposed in the scheme to cater for large-scale events.

Alternative Uses

The large Queens Theatre hall is very multi-functional, capable of holding many other events, such as **conferences**, alongside other private events like **parties** for various occasions.

Furthermore, we also propose the Queens Theatre to be used as a space for **theatrical, musical and comedic performances**, due to the existing auditorium seating and stage which will be retained, which hosts the perfect place for productions as it had done in the past.

The proposed bar which links the foyer and function hall in order to provide reception drinks for a wedding, may also serve as a public use bar when a private function is not taking place.

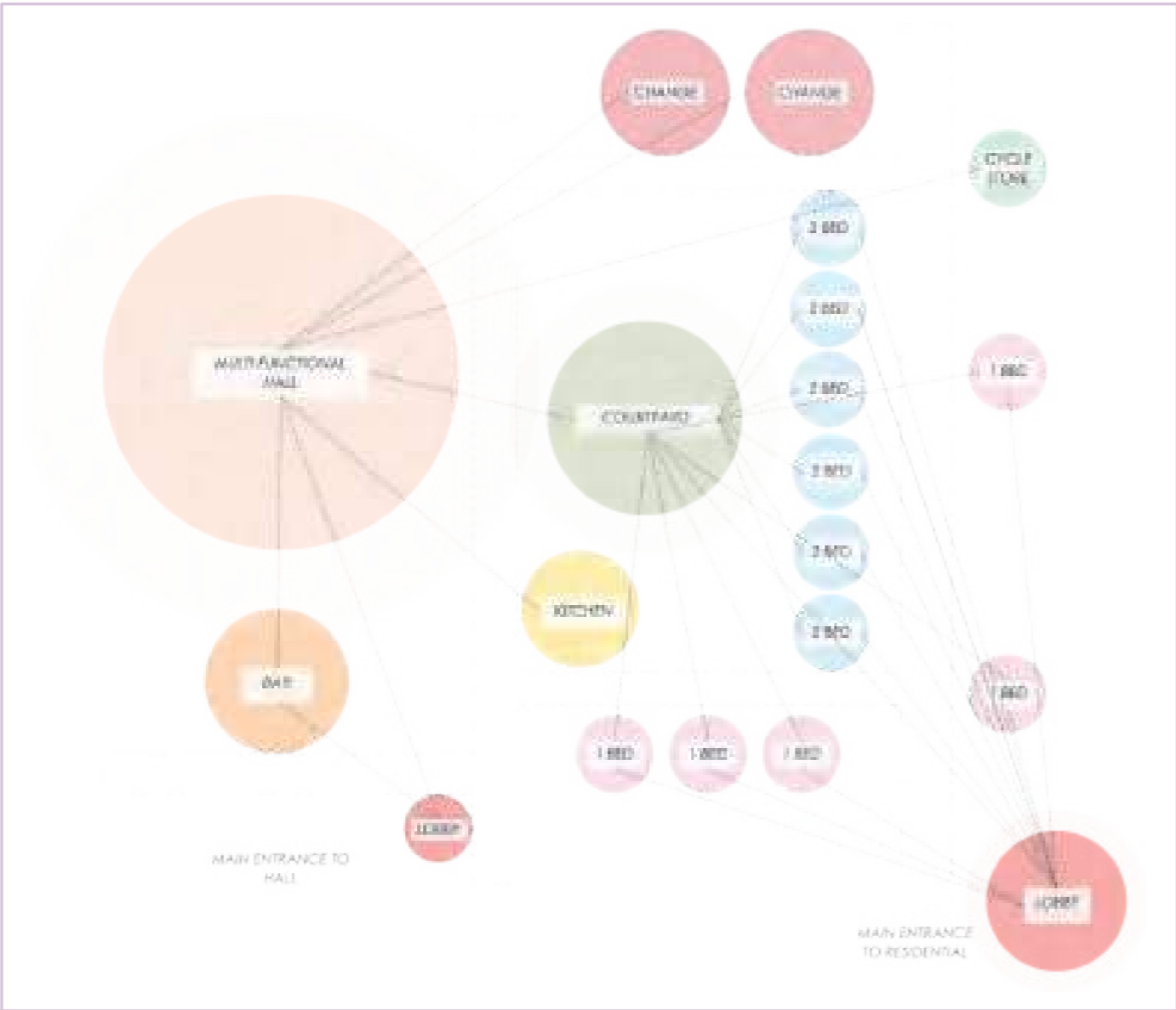
On-site catering is an important feature of our proposal which is why we have proposed to extend the kitchen further into the courtyard, in order to make it suitable for event use. There are a sufficient number of toilets proposed in the scheme to cater for large-scale events.

Apartments

The Princes Hall area offers a very different proposal, featuring one and two bed apartments which feature a living area, bathroom and bedroom. A key reason why the Princes Hall can effectively be used for such a purpose is due to its existing corridors which lead off into rooms; the plan depth of the spaces also allows these spaces to be easily converted into areas sufficient for residential use.

The central courtyard has been proposed for amenity use, offering a relaxing place to enjoy fresh air and receive sunlight.

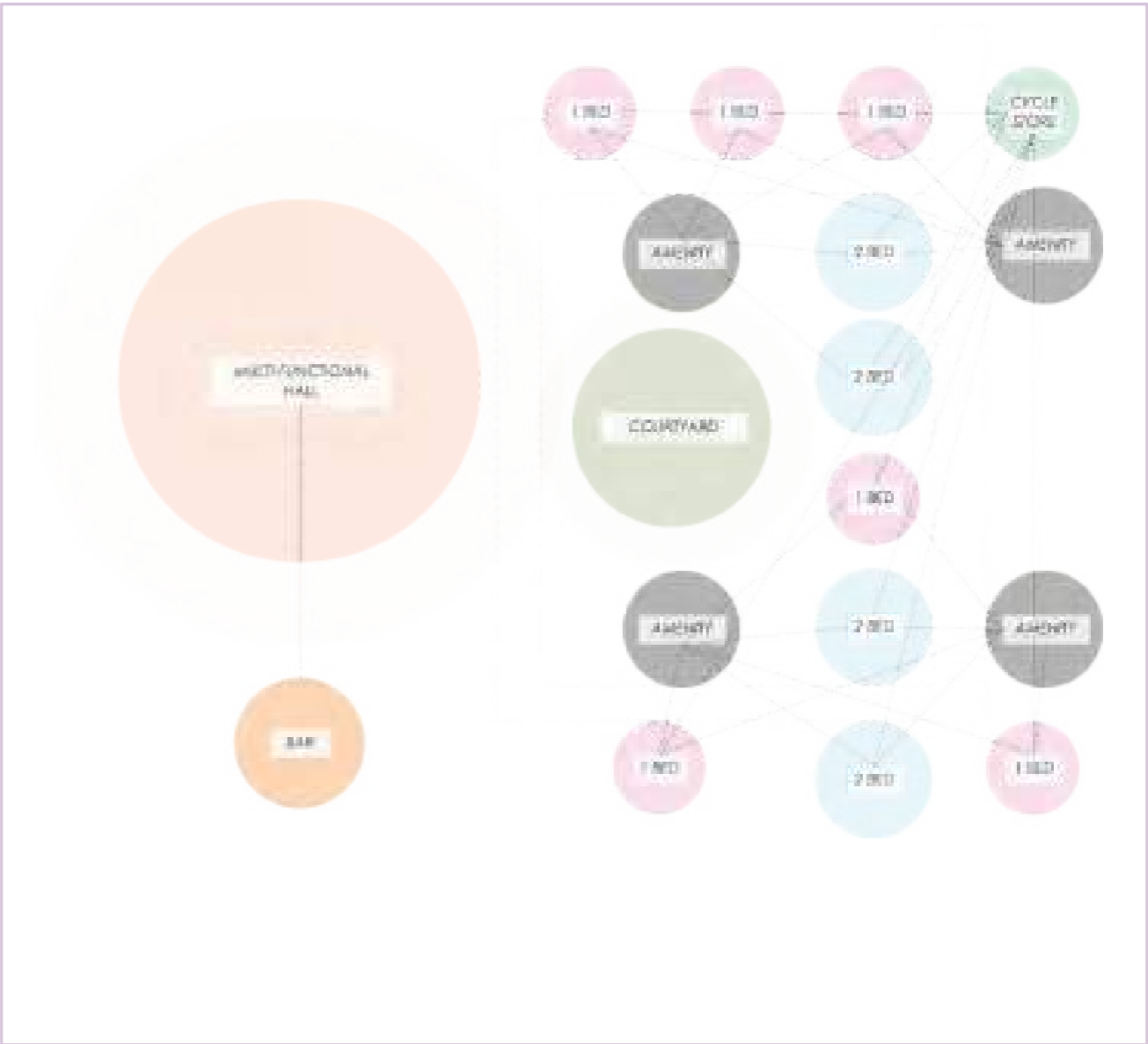
There is also sufficient space for amenities such as a bin store and bike storage which have been proposed. Our proposal offers a boundary which separates the two areas of the building, differentiating resident use from public use and features nine proposed apartments on the ground floor and then a further ten on the first floor which involve a mixture of both one and two bed apartments. Good natural ventilation is available within all these spaces due to existing windows being retained. Semi-private roof gardens have also been suggested for use by the first floor residents.



GROUND FLOOR

- HALL
- COURTYARD
- KITCHEN
- LOBBY
- BAR
- CHANGE
- CYCLE STORE
- 1 BED
- 2 BED

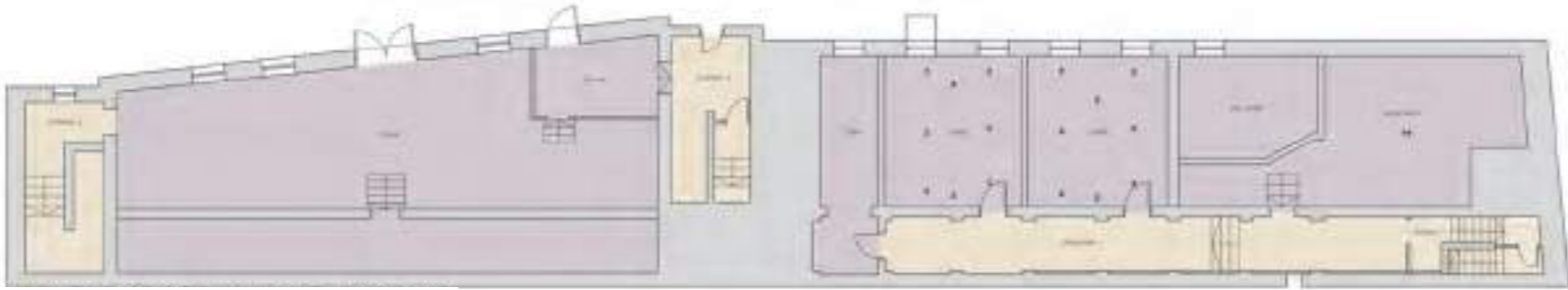
The intention is to introduce residential units in the Princes Hall. These units are to be 1 bed and 2 bed units. Introducing these residential units will generate income that can be used for the maintenance of both the Queens Theatre and Princes Hall.



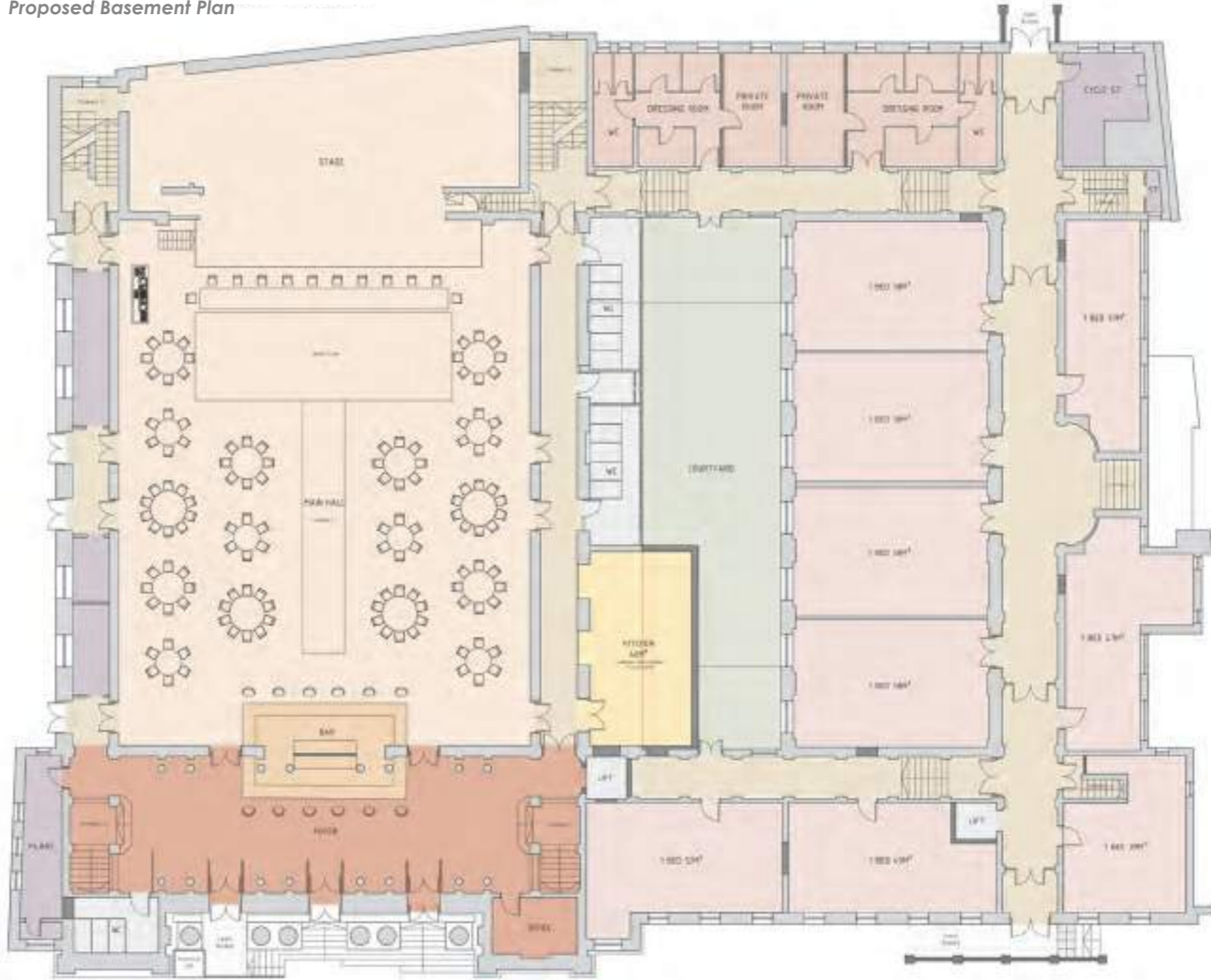
FIRST FLOOR

- HALL
- COURTYARD
- CYCLE STORE
- 1 BED
- 2 BED
- BAR
- AMENITY

The intention is to introduce residential units in the Princes Hall. These units are to be 1 bed and 2 bed units. Introducing these residential units will generate income that can be used for the maintenance of both the Queens Theatre and Princes Hall.



### Proposed Basement Plan



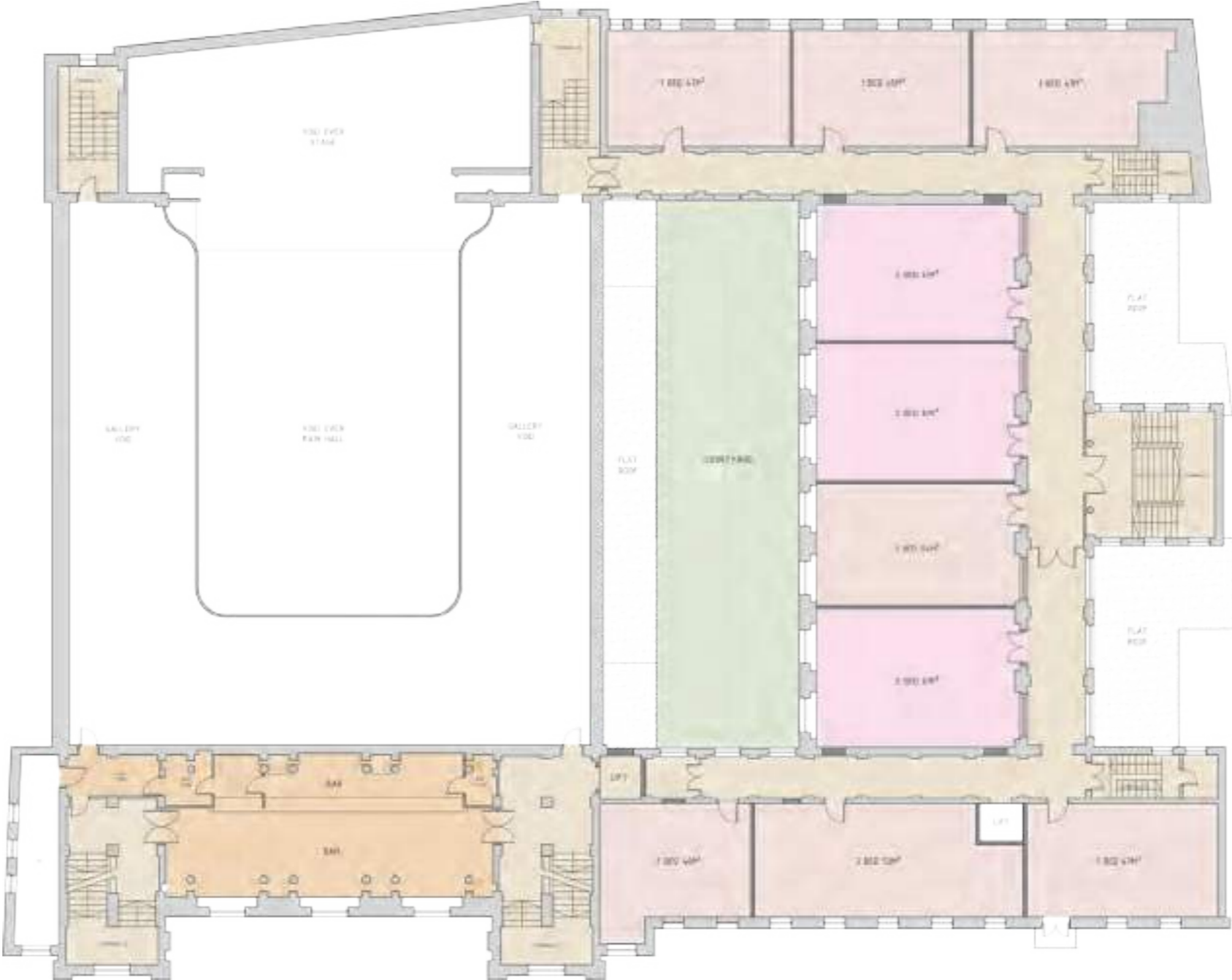
### Proposed Ground Floor Plan



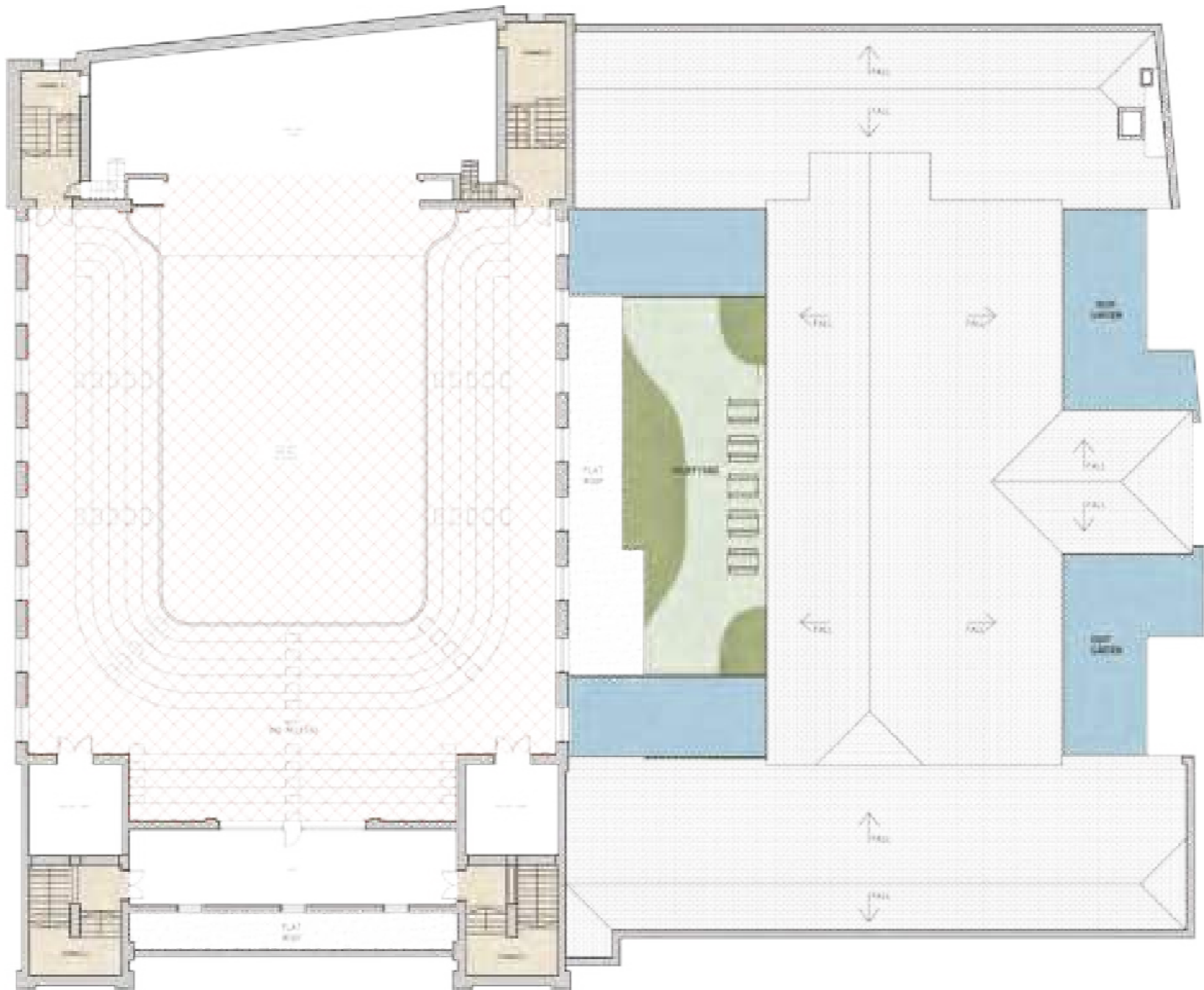
### Proposed Mezzanine Plan

- AGG
- DM-BOT
- BUCHER
- GÖTTSCHEWITZ
- L. BLO
- LONAR
- B&B
- EICHEL
- ART
- DRUCKLITH

- (EGD)
- 1 Bedroom apartments on 31st
  - 2 Bedroom apartments on 31st
  - Circularish
  - New Lifts / Platform Lift
  - Storage / Services
  - Events space



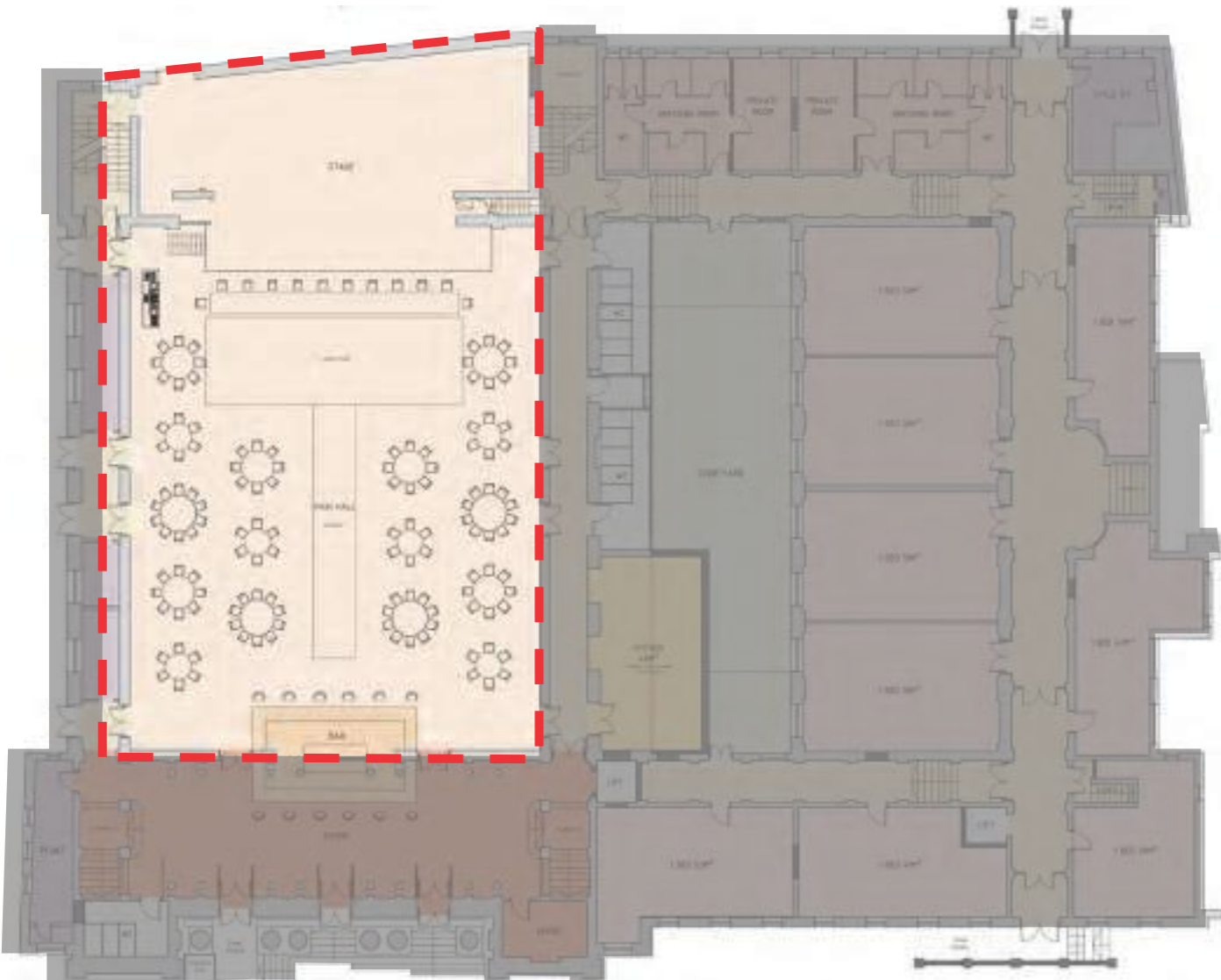
Proposed First Floor Plan



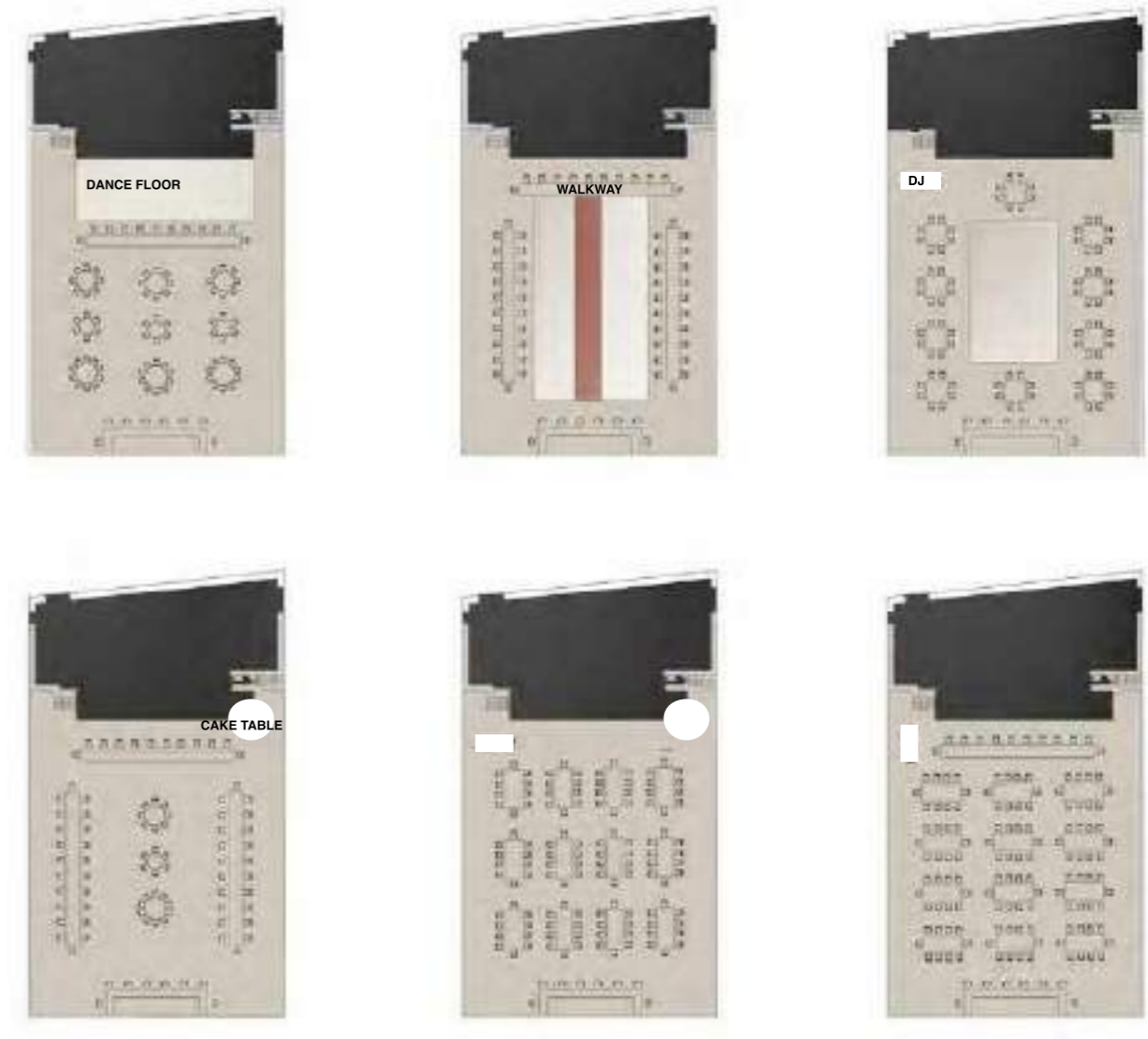
<b>Basement</b>	
Storage/services	219sqm
Circulation	107sqm
<b>Ground Floor</b>	
Storage/services	67.1sqm
Circulation	474.1sqm
New lifts	8.8sqm
Event Space	1009.1sqm
Residential space	443.8sqm
<b>First Floor</b>	
Storage/services	41.7sqm
Circulation	357.7sqm
New lifts	7sqm
Event Space	103.1sqm
Residential space	249.9sqm
<b>Second Floor</b>	
Storage/services	52.4sqm
Circulation	88.6sqm
Event Space	406.9sqm

COURTYARD  
GARDEN ROOF  
CIRCULATION

Upper Floor Plan

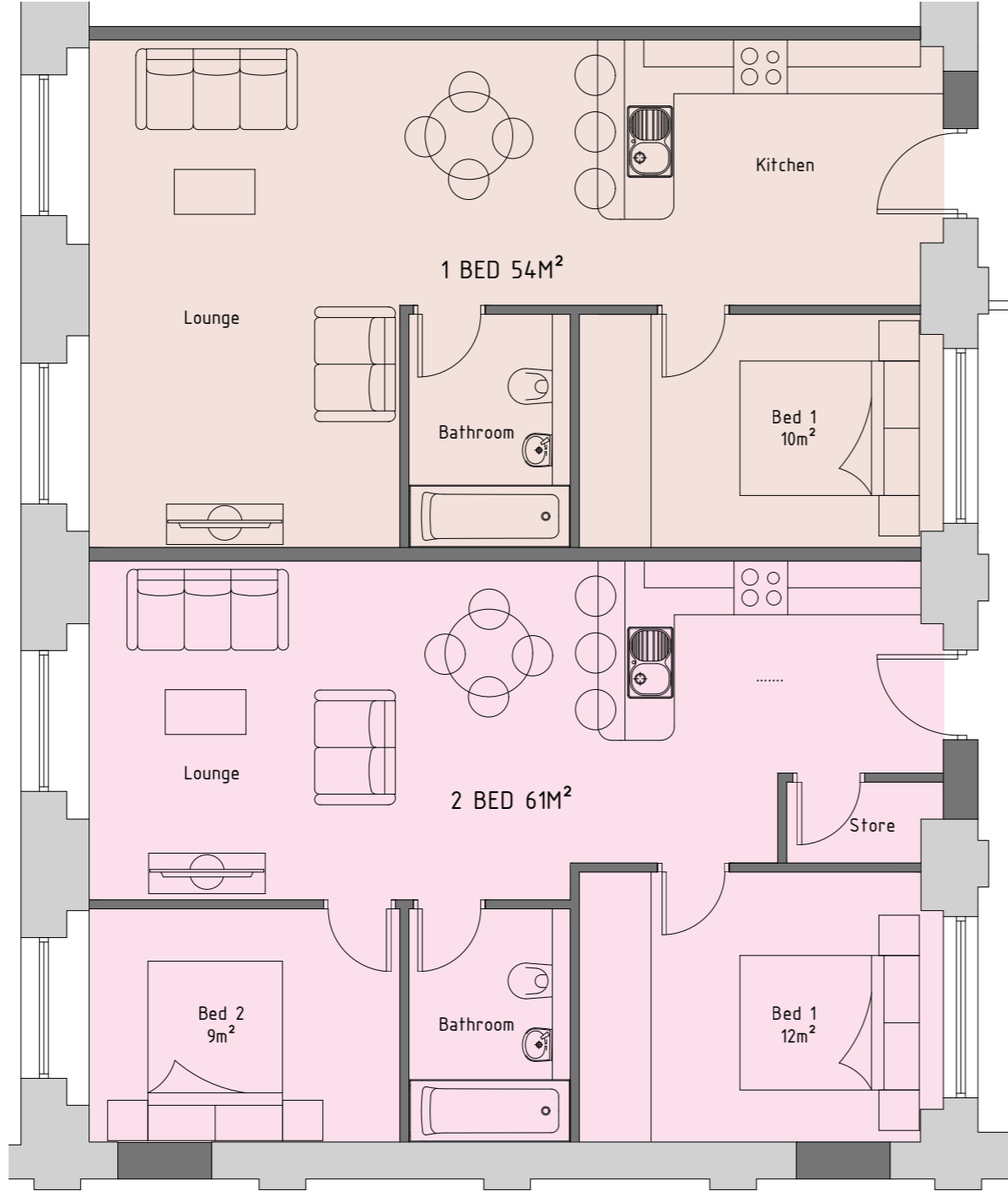


Proposed Ground Floor Plan



- Approximately 120 people formal seating for wedding incl. circulation spaces
- Approximately 570 to 600 people to tiered seating for performances
- Approximately 500 people to hall

Toilets may need to be amended to fit maximum capacity.



Typical Flat Layout



Key Plan (First Floor)

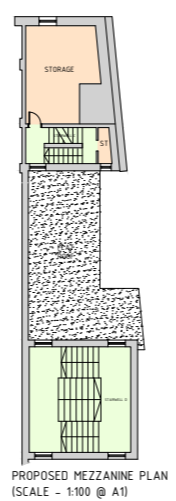
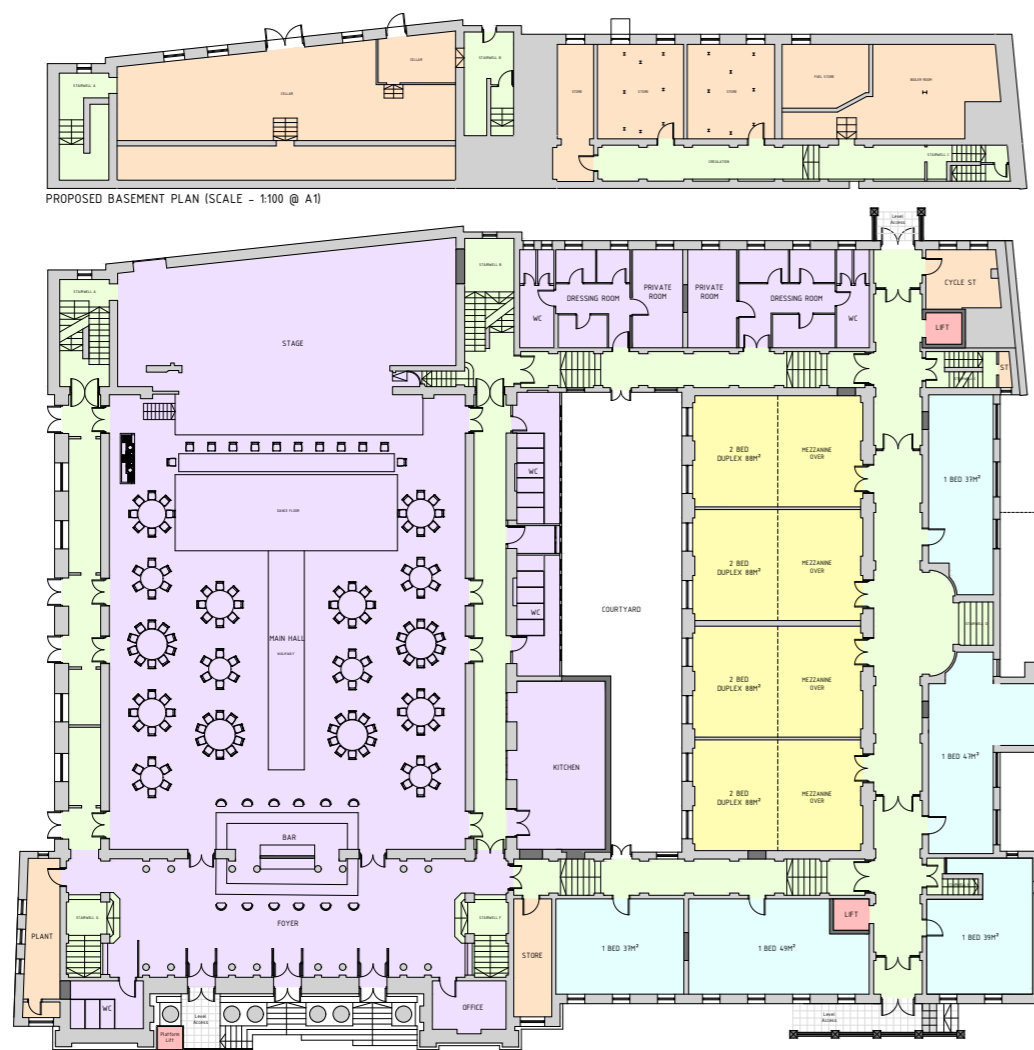


1 BED ISOMETRIC

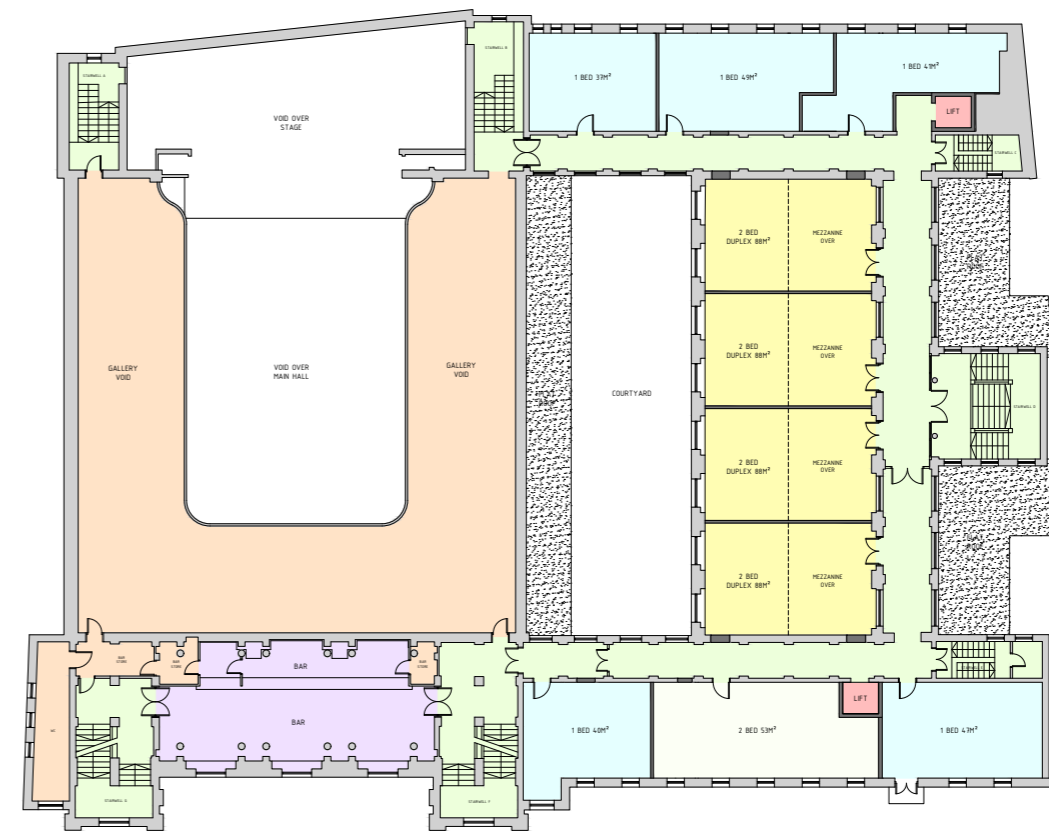


2 BED ISOMETRIC

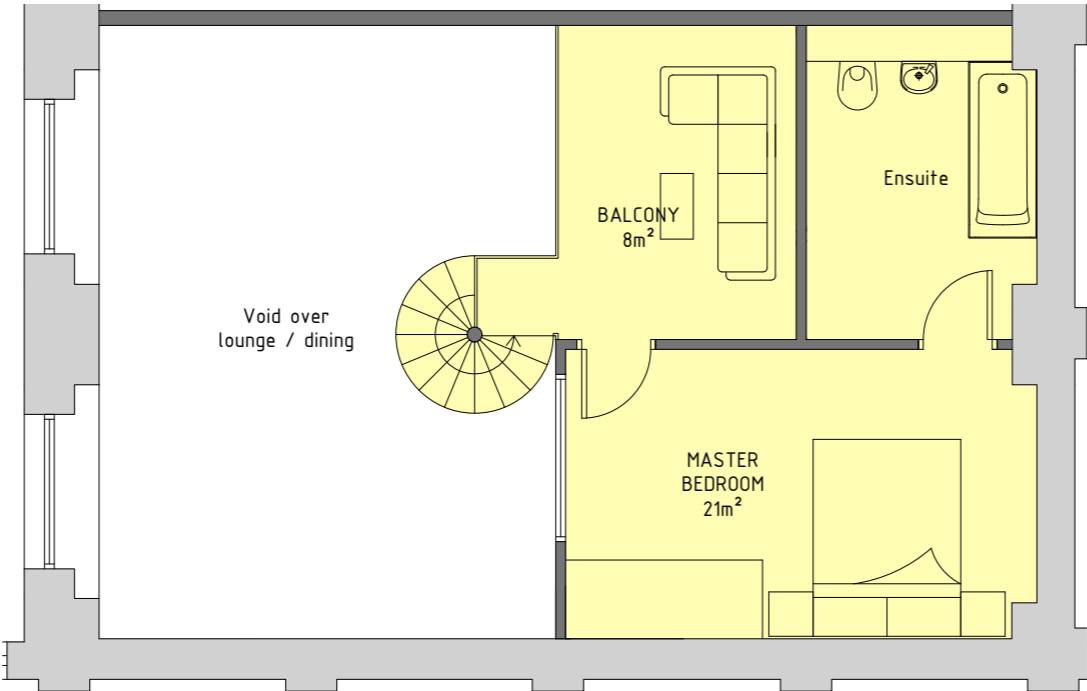




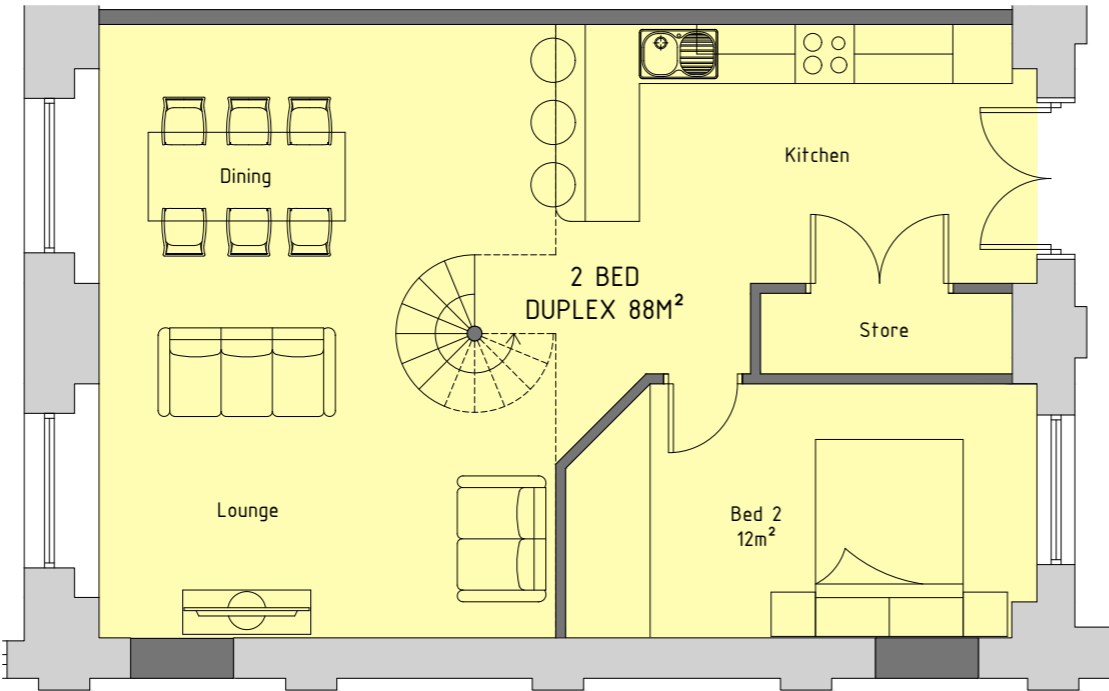
- LEGEND:
- 1 Bedroom apartments min 37m²
  - 2 Bedroom duplex apartments 88m²
  - Circulation
  - New lifts / Platform Lift
  - Storage / Services
  - Events venue



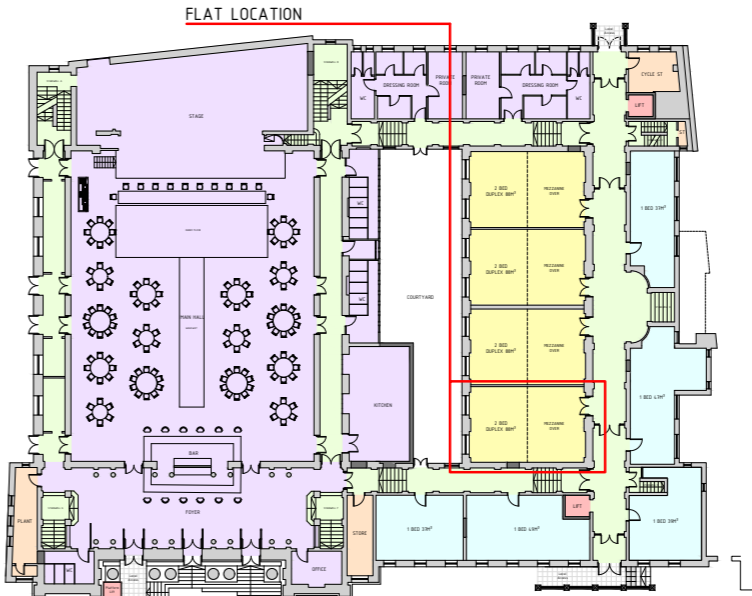
- LEGEND:
- 1 Bedroom apartments min 37m²
  - 2 Bedroom apartments min 65m²
  - 2/3 Bedroom duplex apartments 88m²
  - Circulation
  - New lifts
  - Storage / Services
  - Events venue



TYPICAL DUPLEX FLAT - MEZZANINE LEVEL 1:25 @ A1



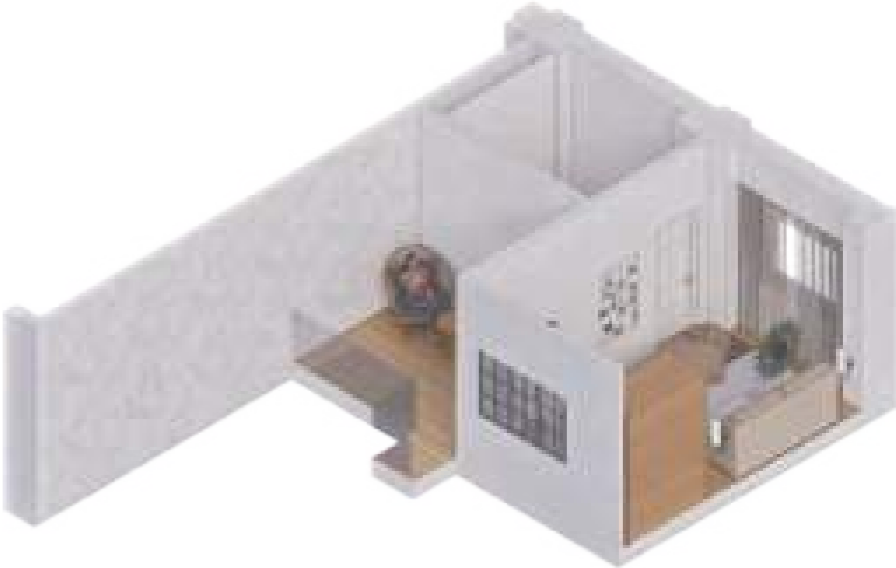
Typical Duplex Layout



Key Plan (Ground Floor)



DUPLEX ISOMETRIC



FIRST FLOOR



GROUND FLOOR





**FIRE STRATEGY**

As part of the Fire Precautions (Workplace) Regulations 1997 (As amended) it is the responsibility of the employers / building end-user to carry out a fire risk assessment from the first day of occupation of the workplace. Any relevant Fire Safety Signage should comply with both BS 5499-1:2002 and the Health and Safety (Safety Signs and Signals) Regulations 1996.

A full fire strategy will need to develop bespoke to the individual layouts. This will include detail design of:

- Emergency lighting
- Fire resistant doors
- Fire alarm automatic detection
- Location of firefighting equipment
- Location of fire and safety signage

A full review of fire compartmentation, escape distances and locations of exits will also be reviewed during RIBA stage 3/4.



**Wedding Venue** (same as Option 1)

The first proposal involves the use of the current Queens Theatre as a function space for events such as musical and theatrical performances, alongside other private functions namely conferences, parties and most specifically, weddings. The scheme primarily focuses on South-Asian weddings. The Queens Theatre hall provides a perfect location suitable for this level of event due to its size and set-up, which involves a stage at the back, a typical feature of such a wedding. The bride and groom often use this space to be seated throughout the wedding, and it is used as a backdrop for all photographs and during the cake-cutting events. The stage provides a focal point for the event, capable of being dressed to suit wedding standards.

Typically, Asian weddings involve a large volume of people, which the Queens Theatre is able to provide, and, with suitable renovations, is capable of providing the perfect backdrop for a wedding of this scale, adorned with external lighting and other decorative features as required.

Due to the heritage of the site, by retaining the original ornate features of this hall, it sets this venue apart from many others and offers a particularly unique factor. The large amount of circulation space allows for typical wedding features such as a dance hall and DJ/entertainment booths. The circulation space within the foyer and corridors provides an ideal setting for a typical entrance for the bride and groom.

There are also suitable spaces for private use, as Pakistani weddings particularly, involve an official ceremony known as a 'Nikkah' where the official vows are spoken and many choose to do this privately, in a separate room, whilst projecting the sound into the hall itself. The availability of these private rooms may also provide a space for the bride to wait or get ready beforehand, which is why we have proposed multiple dressing rooms which may also be used for performances, alongside two private rooms.

The existing auditorium seating and stage, which will be retained, hosts the perfect place for productions as it had done in the past, which during a wedding, due to its mezzanine layout, will not provide any distractions or obstructions and may even serve further as a memorable feature. The large hall area is very multi-functional, capable of holding many events, such as private functions and conferences. We have also proposed a bar which links the foyer and function hall in order to provide reception drinks and it also serves as a public use bar when a private event is not taking place.

On-site catering is an important feature of our proposal which is why we have proposed to extend the kitchen further into the courtyard, in order to make it suitable for event use. There are a sufficient number of toilets proposed in the scheme to cater for large-scale events.

**Alternative Uses**

The large Queens Theatre hall is very multi-functional, capable of holding many other events, such as **conferences**, alongside other private events like **parties** for various occasions.

Furthermore, we also propose the Queens Theatre to be used as a space for **theatrical, musical and comedic performances**, due to the existing auditorium seating and stage which will be retained, which hosts the perfect place for productions as it had done in the past.

The proposed bar which links the foyer and function hall in order to provide reception drinks for a wedding, may also serve as a public use bar when a private function is not taking place.

On-site catering is an important feature of our proposal which is why we have proposed to extend the kitchen further into the courtyard, in order to make it suitable for event use. There are a sufficient number of toilets proposed in the scheme to cater for large-scale events.



**Ground Floor**

A Mixed-use is a type of property that combines residential, commercial, industrial and entertainment uses into one space. Mixed-use buildings can be as simple as a retail shop with an apartment or two additional storeys. On a larger scale, it might be an apartment building with retail or office buildings, or both, alongside underground parking facilities.

In this instance, the vertical mixed use development is a theatre with both horizontal and vertical mixed use facilities on a large scale, in a conservation area.

The proposal involves a large food court, with various small food stalls, which also makes use of the courtyard to provide both indoor and outdoor seating alongside the same proposed extension of the kitchen as suggested in option 1. The proposal is primarily made up of various shops of different types to support small businesses all situated under one roof. There is also a proposed gym which will be available for public use.

The existing plan area offers the perfect setting for this type of proposal and there is sufficient circulation space for building users, along with disabled access through proposed lift.

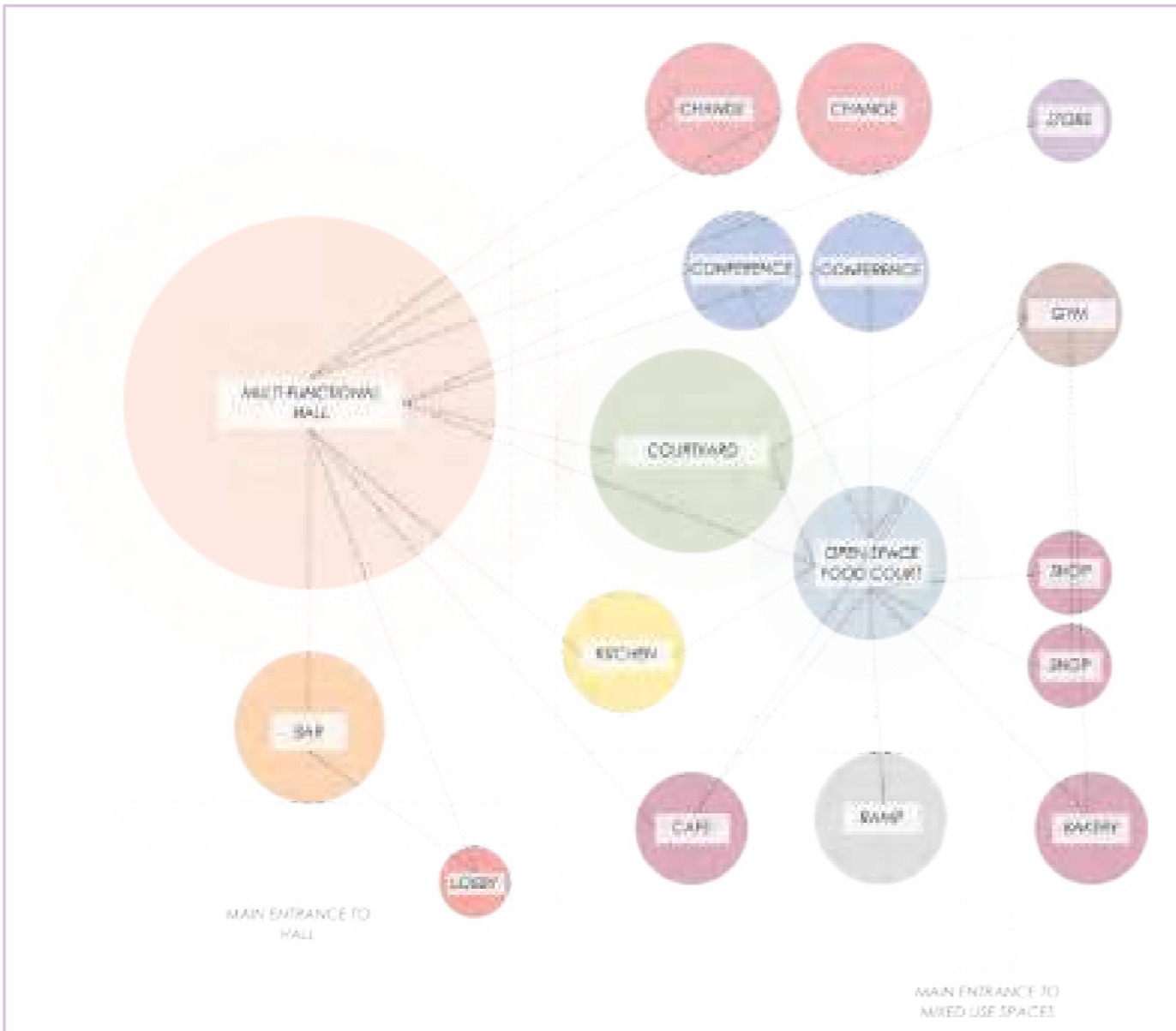
**Apartments - First Floor Only**

The Princes Hall area offers a very different proposal, featuring one and two bed apartments which feature a living area, bathroom and bedroom. A key reason why the Princes Hall can effectively be used for such a purpose is due to its existing corridors which lead off into rooms, the plan depth of the spaces also allow these spaces to be easily converted into areas sufficient for residential use.

The central courtyard has been proposed for amenity use with the inclusion of balcony terraces, offering a relaxing place to enjoy fresh air and receive sunlight.

There is also sufficient space for amenities such as a bin store and bike storage which have been proposed. Our proposal offers a boundary which separates the two areas of the building, differentiating resident use from public use and features nine proposed apartments on the ground floor and then a further ten on the first floor which involve a mixture of both one and two bed apartments. Good natural ventilation is available within all these spaces due to existing windows being retained. Semi-private roof gardens have also been suggested for use by the first floor residents.

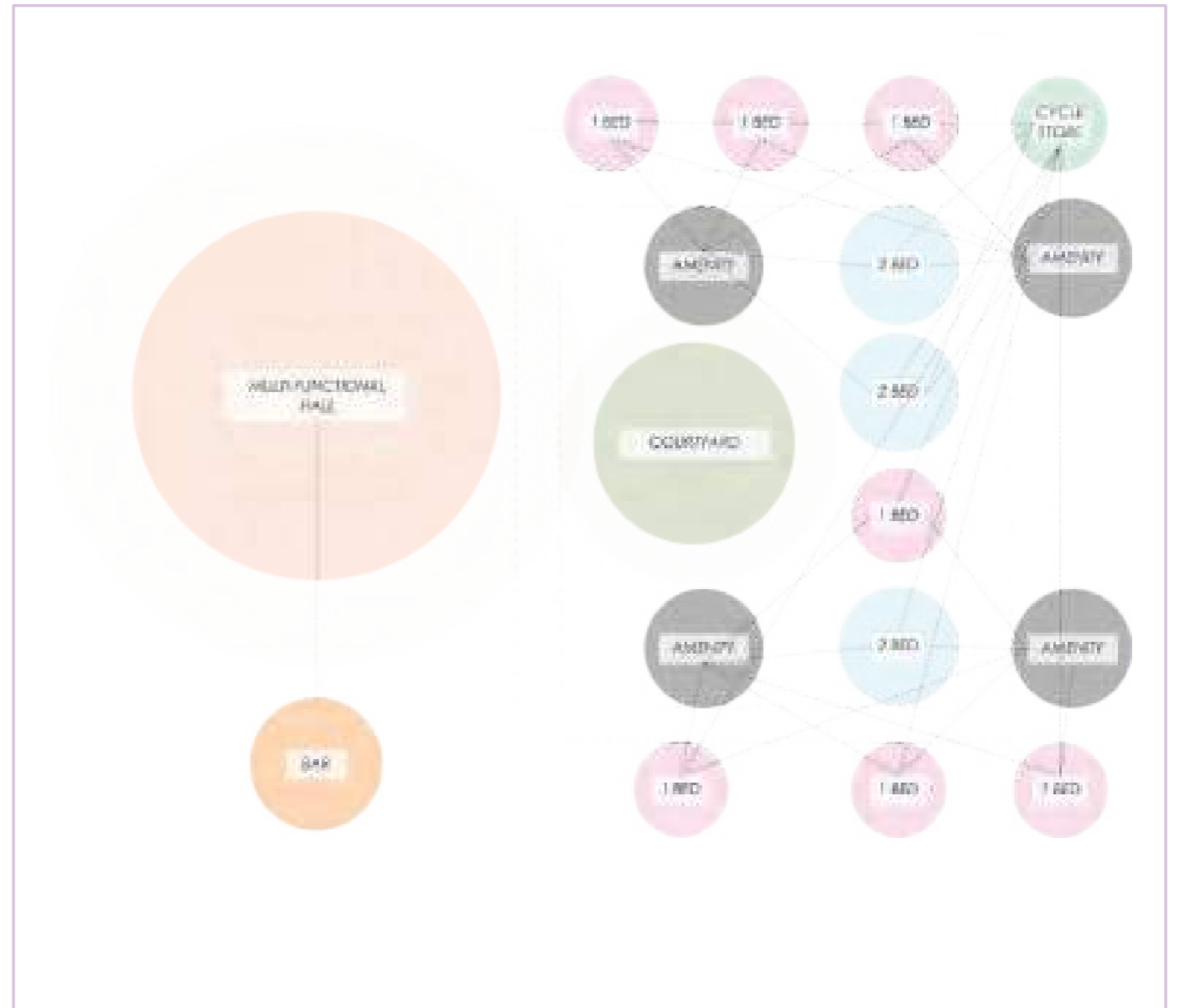
Any food court units that have food preparation facilities will have a fully designed mechanical extract system that discharges away from the residential units, thus avoiding any unwanted odours. This will also include sound attenuation and consideration will be given to acoustics in all the public areas adjacent to the residential areas.



## GROUND FLOOR



*The intention is to introduce mixed use in the Princes Hall to work in relation to the Queens Theatre. By introducing mixed use spaces, it furthers attracts many people to visit the area, as it will act not only as an event space but also a commercial place that offers food, retail and conference. The open food court is to have stalls that offer food and drink with a communal dining space that has outdoor seating. These mixed use spaces will generate income that can be used for the maintenance of both the Queens Theatre and Princes Hall.*



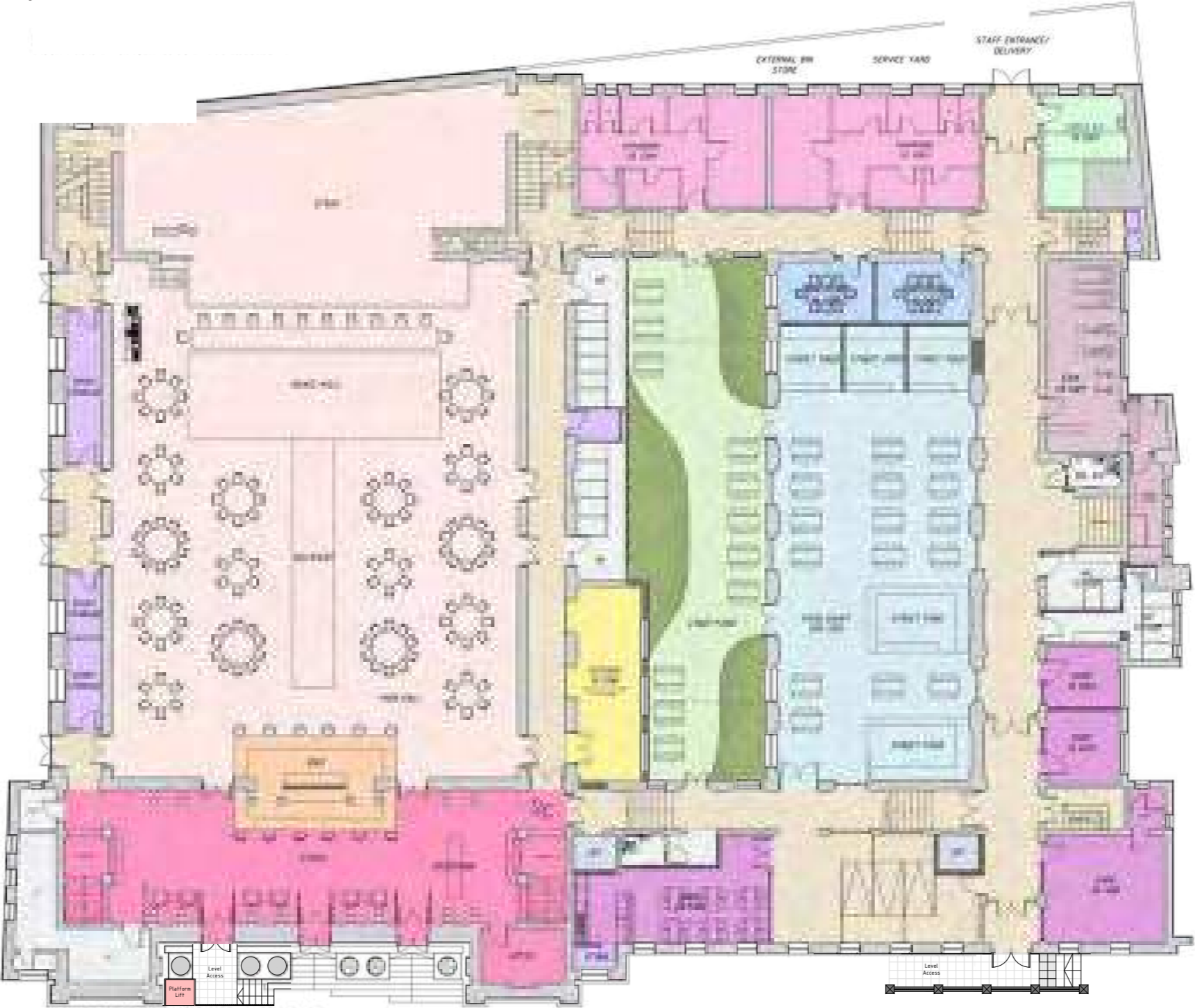
## FIRST FLOOR



Part of the mixed-use scheme are these residential units on the first floor of Princes Hall. These residential units are to offer short stay type of accommodation. This will offer convenience for people hosting events in the Queens Theatre as they can book a short stay throughout the event, especially in events such as weddings where guests come from parts of the UK or other parts of the world.



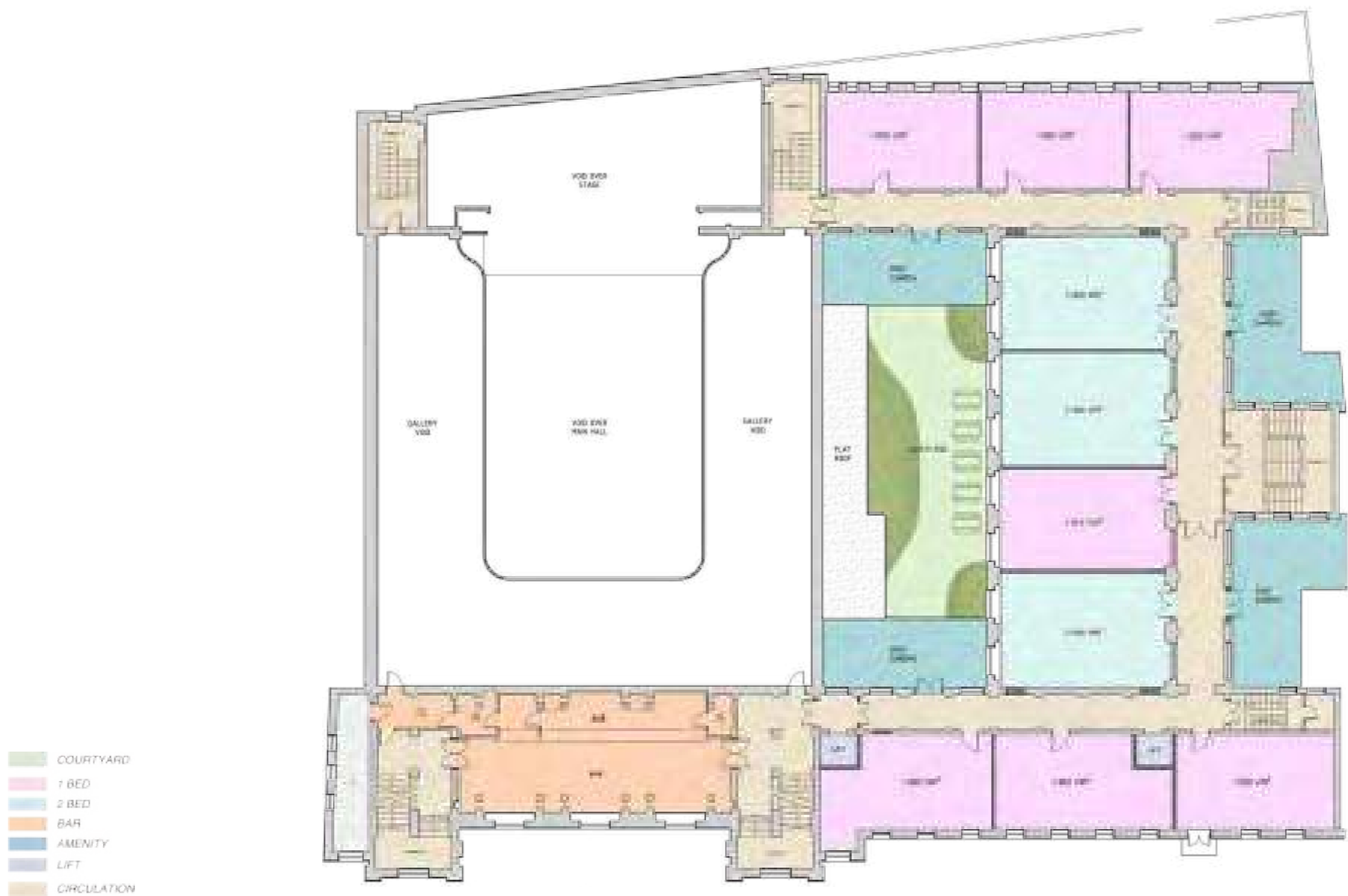
Proposed Basement Plan



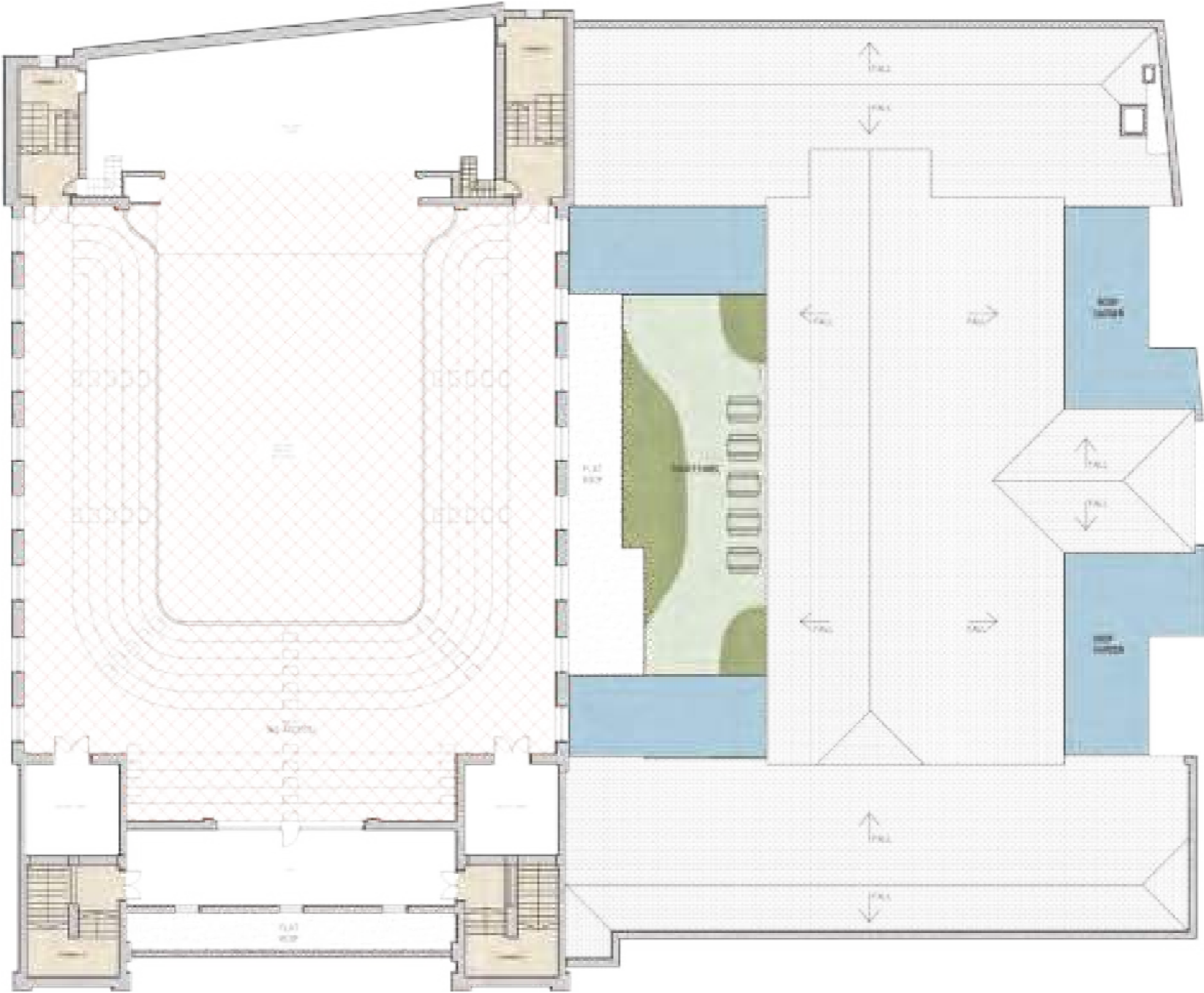
Proposed Ground Floor Plan



Proposed Mezzanine Plan



Proposed First Floor Plan



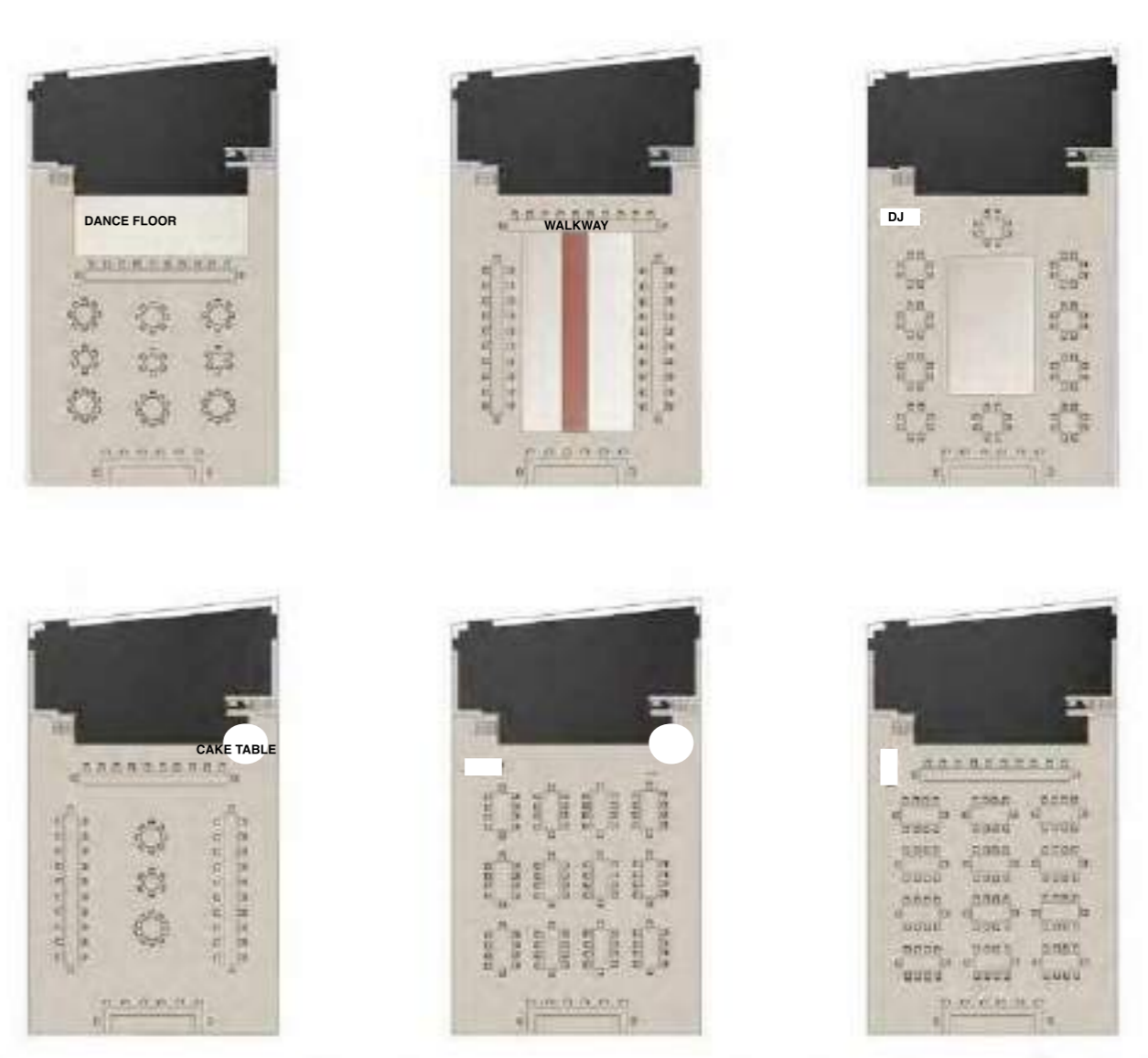
Upper Floor Plan

<b>Basement</b>		
Storage/services		219sqm
Circulation		107sqm
<b>Ground Floor</b>		
Storage/services		67.1sqm
Circulation		674.1sqm
New lifts		8.8sqm
Event Space		1009.1sqm
Rental space		331sqm
Gym		49.6sqm
<b>First Floor</b>		
Storage/services		417.1sqm
Circulation		357.7sqm
New lifts		7sqm
Event Space		103.1sqm
Residential space		269.9sqm
<b>Second Floor</b>		
Storage/services		52.4sqm
Circulation		88.6sqm
Event Space		406.9sqm

- COURTYARD
- GARDEN ROOF
- CIRCULATION



Proposed Ground Floor Plan



- Approximately 120 people formal seating for wedding incl. circulation spaces
- Approximately 570 to 600 people to tiered seating for performances
- Approximately 500 people to hall

Toilets may need to be amended to fit maximum capacity



1 BED ISOMETRIC



2 BED ISOMETRIC







Ground Floor Plan



First Floor Plan

FIRE STRATEGY

As part of the Fire Precautions (Workplace) Regulations 1997 (As amended) it is the responsibility of the employers / building end-user to carry out a fire risk assessment from the first day of occupation of the workplace. Any relevant Fire Safety Signage should comply with both BS 5499-1:2002 and the Health and Safety (Safety Signs and Signals) Regulations 1996.

A full fire strategy will need to develop bespoke to the individual layouts. This will include detail design of:

- Emergency lighting
- Fire resistant doors
- Fire alarm automatic detection
- Location of firefighting equipment
- Location of fire and safety signage

A full review of fire compartmentation, escape distances and locations of exits will also be reviewed during RIBA stage 3/4.

Phased Approach

Consideration has been given to precedent projects elsewhere in England, in particular work in Hebden Bridge, which over a period of years has developed into a sustainable model for a vibrant developing community.

**Phase 1** - This would address the most costly repairs and upgrades required across the two buildings. The venue would be available for weddings or other events and utilise the dressing rooms located on the ground floor of the Princes Hall.

**Phase 2** - This would develop the retail / commercial space on the ground floor of the Princes Hall, letting units organically. In this phase, there is also a possibility of opening the ground and first floor foyers of the Queens Hall as a Pub / Restaurant. Minimal repairs and good access to the kitchen make this option realistic.

**Phase 3** - This would develop the residential units on the first floor. These residential units are for a short stay type of accommodation. This would provide a further income stream.



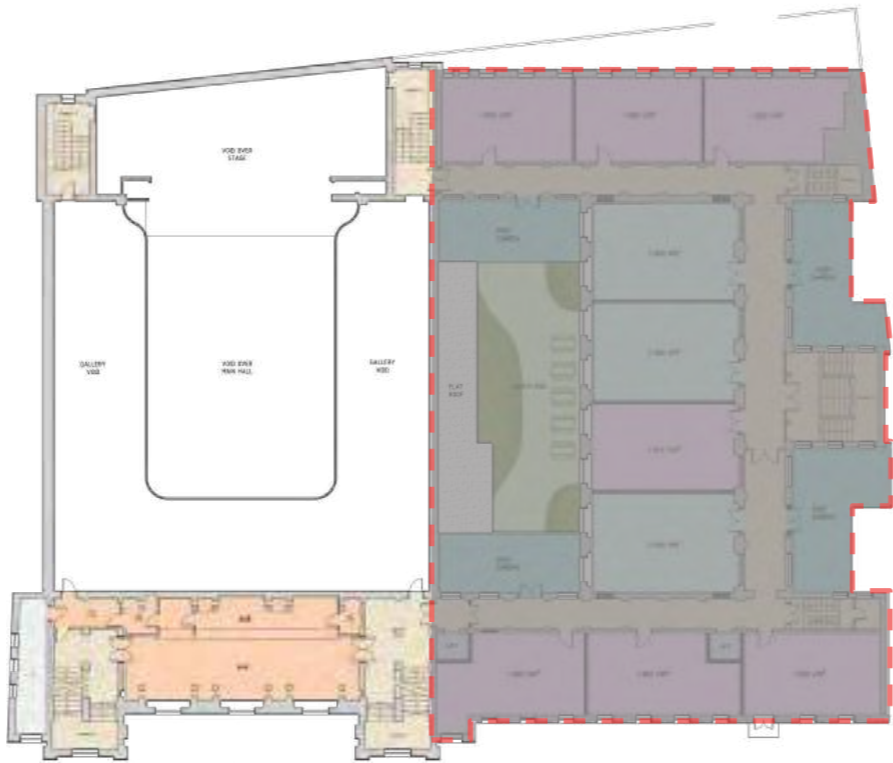
Phase 1

Main hall auditorium - repairs and restoration depends on funding



Phase 2

Queens pub, retail and commercial space



Phase 3

Residential units - short stay accommodation



## Hebden Bridge Regeneration, West Yorkshire

*'A town that bounced back again and again'*

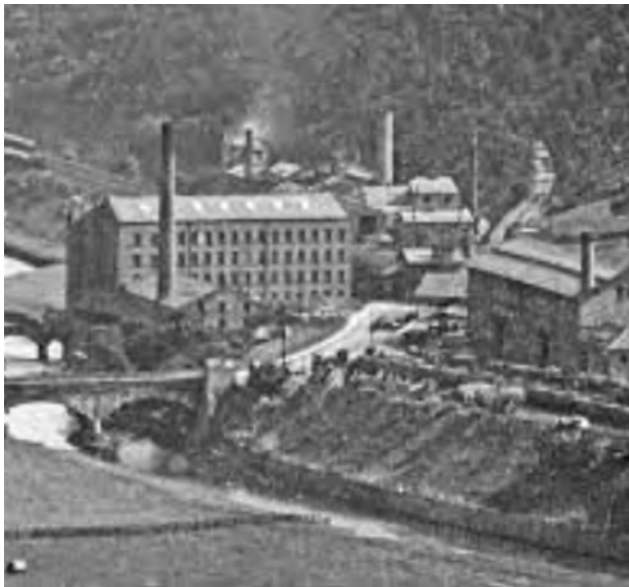
A former mill town, once independent because of its prosperity in the textile industry. Through the decades after the second world war, its economic base was mostly destroyed. Severe economic decline was seen in 1950s and 1960s. Many people had left Hebden, abandoning their homes and farms, resulting in depopulation. Shops and businesses closed.

A local community regeneration initiative was sought to respond to the declining economy by reinventing the town. This is to be achieved by building on its own character, heritage, countryside and recreational resources.

Hebden Bridge was one of the two big urban settlements - part of the Neighbourhood Plan. The proposal for Hebden is to transform the existing car park into a new public square facing the Town Hall, with a mixed use development which also includes housing to the former fire station site. In addition, a four part strategy has been developed. It aims to clean up the local environment and show a more positive image of the town, promote events to attract visitors and tourists, convert visitors to full-time residents, and lastly, to safeguard derelict industrial buildings for conversion to future employment opportunities.

Through the success of some early landmarks and developments in the area, new settlers arrived; bringing new skills and new energy. The town slowly regenerated itself as a centre of tourism, local independent businesses and creative industries. The last ten years have seen this process of regeneration continue which brought press and TV coverage.

The vision for the Queens Theatre and Princes Hall are highly similar to Hebden, the proposal (referring to Option 2) is to gradually open the Queens Theatre to the public. This is to be achieved by opening areas of the Queens Theatre by phases, comparable to the regeneration of Hebden on where it slowly developed successfully. With cost in mind, as the opened areas start to attract visitors and generate income, this will then be used to fund and open other areas until the whole site is opened.





### Getliffes Yard, Leek

Originally cottages and weavers workrooms with a rich history was described in 1864 as the 'worst part of Leek'.

Now the area has been sympathetically restored and developed by the owners and includes a cobbled court, and an eclectic range of independent shops, including womenswear and menswear boutiques, a florist and shops selling locally made jewellery and art.

As well as browsing these shops in the sheltered yard, shoppers can enjoy a coffee or a meal at the very highly rated restaurant, Leek Bar and Grill.

<https://www.stokesentinel.co.uk/whats-on/changing-times-in-getliffes-yard-1742525>

<https://www.halifaxcourier.co.uk/business/consumer/why-hebden-bridge-could-hold-the-key-to-saving-the-uk-high-streets-2988981>



### Stoke Town Hall - Kings Hall

Stoke Town Hall is also a Grade II Victorian listed building. It has been used as a multi-use function space suitable for events such as weddings, boxing matches, galas/conferences, concerts, dinners, fairs, live music shows and other performances, alongside various other private events like parties. The multi-use nature ties in closely with what we hope to achieve with the Queens Theatre.

There are various rooms within the town hall which are available for hire, the Kings Hall being the largest, which can accommodate up to 1300 people in a theatre style arrangement and 450 people dining. The Kings Hall was an addition to the town hall, built in 1911 by T. Wallis and J.A. Bowden and consists of a large dance floor, two bars and a large stage, ornately decorated, much like the Queens Theatre. Alternative rooms involve the Queen Elizabeth II room, the Windsor Room and the Jubilee Hall, which features a grand entrance, and each of these rooms have limited capacity as opposed to the Kings Hall but remain suitable for hosting events such as weddings and private parties.

The Queens Theatre provides a similar offering to the Kings Hall, but also offers additional dressing room, private areas and plentiful storage space.



### **Wilton Music Hall, London**

Wilton Music Hall is a Grade II listed building situated on a heritage site within Shadwell, Tower Hamlets in London. It was first built in 1859 by John Wilton as a music hall and it is currently used as a mixed performance space, which has retained many of its original features. Much like the proposed options we have considered for the Queens Theatre, Wilton Music Hall serves as a theatre and concert hall with public bar spaces offering food and drink.

Also similar to the Queens Theatre and Princes Hall, this venue was left neglected, requiring restoration, which was achieved through steady progress via phased construction work which began in 2003 and eventually completed by 2015. This highlights the efficiency of working in a phased way for a building of the same nature, which we intend for the Queens Theatre and Princes Hall. As a result of the restoration, Wilton Music Hall has also been known to host weddings, parties and meetings due to the several rooms available to do so, alongside the auditorium, in the same manner we wish to offer the Queens Theatre as a function space for such events.



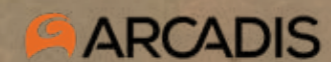
# affinity

architects  
surveyors  
engineers

**BURSLEM HERITAGE ASSET RENEWAL**  
WEDGWOOD INSTITUTE & MARKET HALL  
OPTIONS APPRAISAL REPORT  
FEBRUARY 2023 [V2]

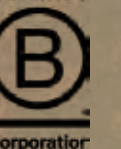


City of  
**Stoke-on-Trent**



**STRIDE TREGLOWN**

Certified



# BURSLEM HERITAGE ASSETS RENEWAL

## INTRODUCTION

### EXECUTIVE SUMMARY | CLIENT DEVELOPMENT BRIEF

#### INTRODUCTION

Arcadis have been instructed by the City of Stoke on Trent Council to form a team to appraise potential new uses for three of the fantastic listed buildings which offer such character to the centre of Burslem.

Stride Treglown Architects were appointed in November 2022 by Arcadis to provide RIBA Stage 1 feasibility work for two of the three sites - The Wedgwood Institute and The Burslem Market Hall. A separate team are looking at The Queens Theatre and will report separately.

The Wedgwood (Grade ii\*) and The Market Hall (Grade ii) are both currently empty and in an extremely poor state of repair. The Queen Street shops element of the Market is partially occupied, with low grade retail at ground floor and 10 apartments above, currently let by an RSL. The leases for all existing occupants are due to expire shortly and this may provide an opportunity for redevelopment.

Renewal of historic fabric in buildings whose original use has expired can be challenging. Defunct original uses and historic development patterns often do not suit modern building standards.

This document sets out our initial thoughts on the feasibility of selected use options for each of the sites, setting out a pragmatic vision for their potential redevelopment which can be used in support of obtaining the requisite funding to carry out the much needed works.

Our approach is underpinned by the understanding that a potential future for Burslem is as a cultural destination - a place to go to be entertained. We also recognise Burslem's current economic standing means that real and lasting change will require the support and buy in of local people and local business - a 'grass roots' regeneration. The first section of this report begins to set out how breathing new life into these fantastic old buildings might form part of the wider redevelopment of the town.

#### PROJECT BRIEF

Each building has its own section within this document. The design work has been carried out in response to the client's architectural brief for each site. These were issued in January 2023, informed by site visits and our initial discussions with key Council stakeholders.

The following summarises what was requested for each of the two sites:

#### BURSELM INDOOR MARKET

##### Use Option 1:

Flexible market hall space to include provision for food and craft markets and entertainment. Flexible spaces within the retail units and residential units to provide options for use for SMEs, studio or office space.

##### DESIGN CONCEPT:

An open space capable of hosting a variety of uses on any given day ranging from children's parties to food and craft markets and theater productions.

##### ESSENTIAL DESIGN SPECIFICATIONS:

- All heritage listed features must be respected, protected and enhanced.
- Planning policy compliant.
- Prominent and welcoming street frontage
- Accessible toilets on the ground floor
- Wheelchair access
- Storage facilities for market stalls
- Appropriate ventilation for food cooked on site.

##### DESIRABLE DESIGN SPECIFICATIONS:

- To be developed at next stage.

##### Use Option 2:

TWO ITERATIONS of the same use, with access via different streets – Queen Street and the other access via Keates Street

#### WEDGWOOD INSTITUTE

##### Use Option 1:

Mixed use space centred on co-working and dedicated office space alongside educational / teaching / studio spaces accessible to the community.

##### DESIGN CONCEPT:

Affordable work and educational spaces with access to the public. This option will speak to the building's historical use as a place of learning in Burslem throughout its lifetime. The office / studio space should provide options for hot-desking and dedicated office space as well as spaces for gathering for training, collaborative working, small scale community events and meetings. Explore the merits of a phased implementation.

##### ESSENTIAL DESIGN SPECIFICATIONS:

- Heritage listed features must be respected, protected and enhanced.
- Planning policy compliant.
- 1B and 2B units.
- Accessible toilets on the ground floor
- Wheelchair access

##### DESIRABLE DESIGN SPECIFICATIONS:

- Secure cycle parking (internal or external) with showering facilities

##### Use Option 2:

Re-developed for residential use.

##### DESIGN CONCEPT:

One and two bedroom properties in a town centre location

##### ESSENTIAL DESIGN SPECIFICATIONS:

- Heritage listed features must be respected, protected and enhanced.
- Planning policy compliant
- 1B and 2B units.
- Easily accessible cycle storage.
- Wheelchair accessible
- Potential zero car parking provision

##### DESIRABLE DESIGN SPECIFICATIONS:

- To be developed at next stage.



##### Queen Street's Finest:

- Top - Detail of The Wedgwood Institute's wondrous Grand Facade
- Bottom - Shop-fronts of The Market Hall

#### RECOMMENDATIONS & NEXT STEPS

As our work has progressed, in consultation with the Arcadis team and Council officers, it has become apparent that the initial requirement for both projects can be thought of as Fundamental Infrastructure Works, necessary to create a viable, physical framework for their gradual redevelopment through time.

Building Condition surveys have been undertaken by the Arcadis team which will inform the extent of the initial works which are required to simply stop the rot and to be the springboard for renewal.

Our work is as well informed as it can be at this stage, but it requires input from a wider team with expertise in Building Services, Civil & Structural Engineering, Fire Engineering and Acoustics, to inform the emerging development strategies for each site and to take the design through the next RIBA stage. This work will put flesh on the bones in support of funding applications and will eventually build towards Planning and Listed Building Consent (P&LBC) applications being made for each site.

At the Wedgwood, we have worked with a limited amount of drawn information provided by others from 2017's P&LBC applications. This information is not current.

We have reservations about the quality of the survey information provided for the Market Hall and we have no information about the Shops and upper floor apartments which comprise the Queen Street element of the site.

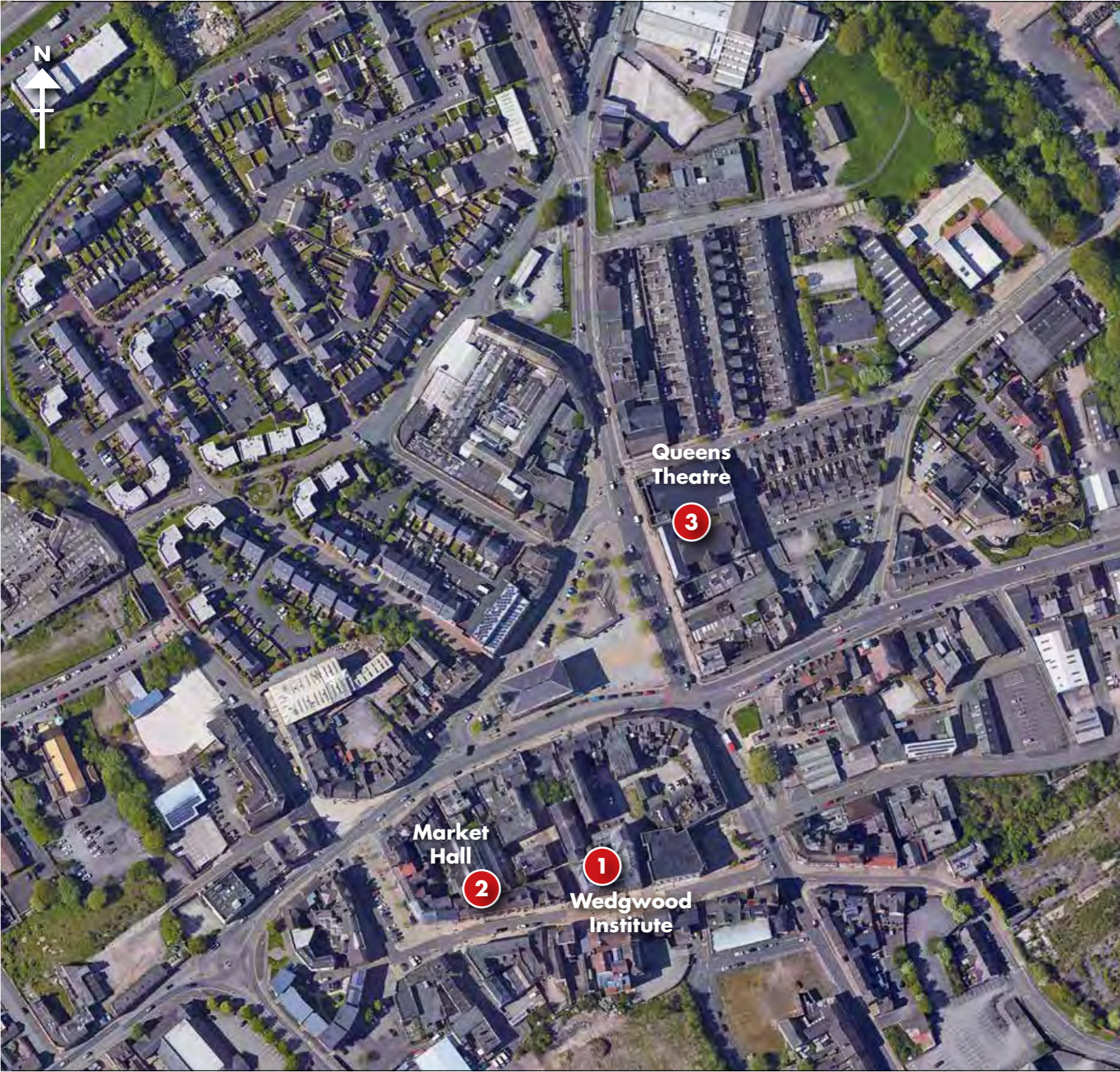
We recommend that full measured building surveys are carried out at both sites, to better inform the decisions of a design team moving forward.

We also recommend investigation work be undertaken at The Market Hall, to remove areas of plaster and to clean and assess the quality of the brickwork beneath.

# BURSLEM HERITAGE ASSETS RENEWAL

## TOWNSCAPE CONTEXT

### SITE LOCATIONS - TOWN-SCAPE CONTEXT



**CONTEXT** (TAKEN FROM 2017 D&A)  
Through its prosperous industrial heritage Burslem has a wealth of grand architecture, alongside its more domestic scaled buildings which leads this relatively small town to have a civic feel.

The historic core as defined in the conservation area appraisal document of 2011 and of the Burslem Historic Quadrant document is an urban block of just over 3 acres bounded by Queen Street, Market Place, St Johns Square and Swan Square.

The town centre is peppered with impressive structures of which some notable buildings are shown here. The surrounding landscape includes remnants of the Potteries industrial past with bottle kilns on the horizon which can be seen from Bournes Bank just off Queen Street where the Institute sits.

The Institute is one of 5 landmarks identified in the Conservation Area document along with the School of Art, the Town Hall, the Queens Theatre and United Reform Church. A number of positive views, as cited in the Conservation Area document are located around the Institute; one towards its frontage from the School of Art, one looking up Brick House Street, one towards the School of Art and one from Swan Square up Queen Street giving an oblique view of the Institute.

However there is also a negative view, as defined by the plan, looking up Clayhanger Street to the east of the Institute. The yard to the rear of Clayhanger is identified as a 'detractor' site. The conservation appraisal describes the modern step and ramp access to the Institute and School of Art as having 'not been positive either in terms of vitality of town-scape quality'.

- KEY STAKEHOLDERS**  
Stoke City Council  
• City Director  
• Local Councilors  
• Planning & Conservation

- Port Vale FC  
Burslem College  
Barewall Gallery  
Our Burslem  
Historic England  
Wedgwood

# BURSLEM HERITAGE ASSETS RENEWAL

## TOWNSCAPE CONTEXT

### BURSLEM AS CULTURAL DESTINATION - THE EVENT CIRCUIT - STREETS & SPACES



**THE BURSLEM WHEEL**

Burslem is an amazing place with a set of fine buildings and public spaces that would be the envy of many (much more prosperous) places.

Redefining the town as a cultural destination will require a concerted effort by a wide selection of groups and individuals, organised and focused towards achieving that long-term goal.

Its transformational potential is blindingly obvious and extremely exciting but there is a long road ahead.

Key to that transformation, in our view, is the use of the buildings, streets and spaces at the heart of the town, to hold a regular series of events at a range of scales. They offer a strong, unique identity which needs to be harnessed and moulded for use as the framework upon which the new cultural destination identity can be imprinted.

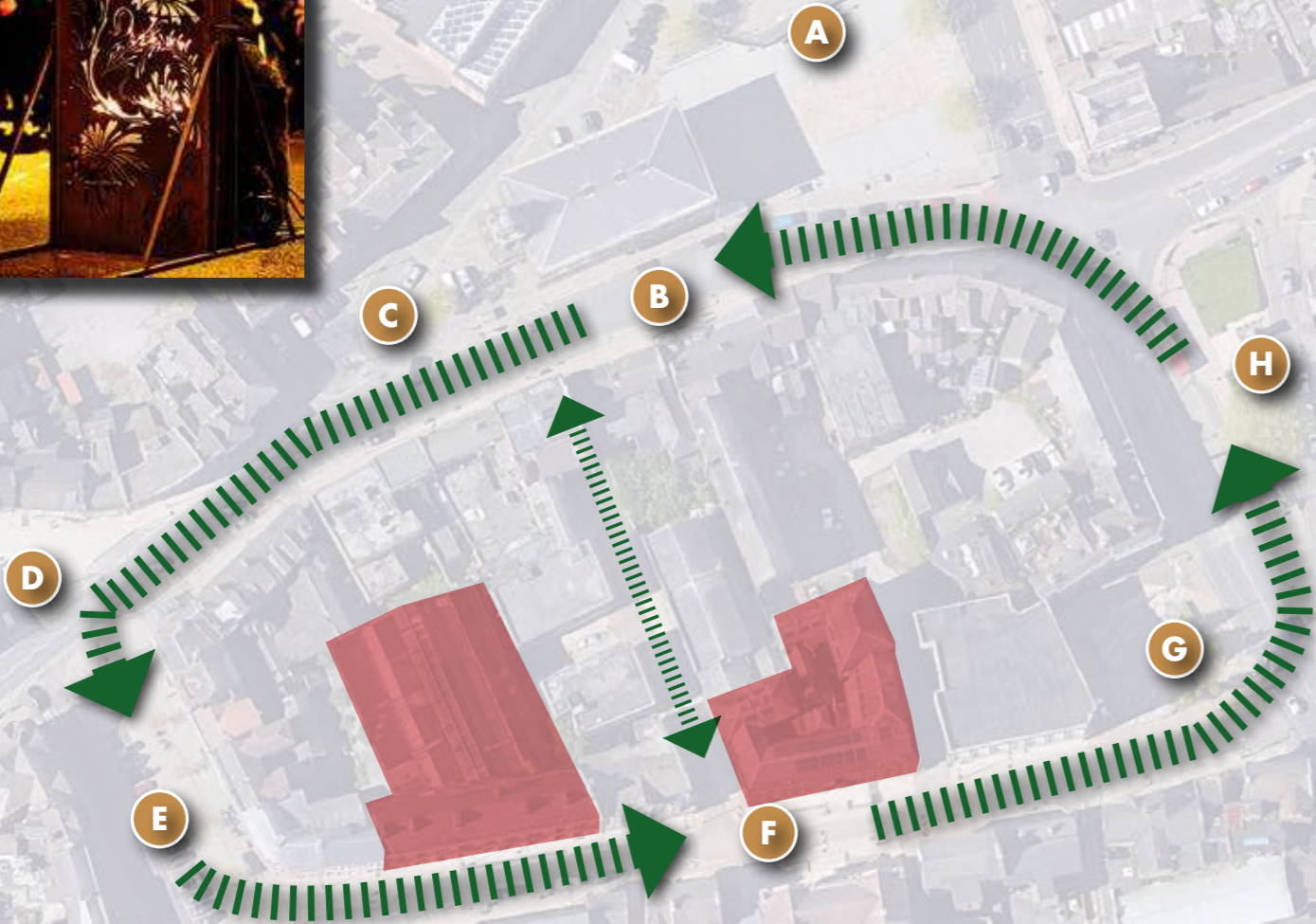
We have christened it 'the burslem wheel' - a place where a plethora of disparate cultural events happen and a place which supports local business to feed off and grow from the ever expanding footfall generated by such events

Burslem light night (illustrated left) was a tremendous success and is exactly the sort of unexpected and large scale cultural event that can help to alter perceptions about a place. It utilised the whole circuit, transforming it for a couple of fabulous autumn nights.

Events of this scale are very expensive and it is unreasonable to assume that they can be programmed to happen with sufficient regularity to support change by themselves. Regular, smaller scale events - which happen in a single building or public space - need to be encouraged in the periods between.

Below we have briefly set out a list of the main spaces within the burslem wheel:

- A - MARKET PLACE SQUARE**
  - Largest primary space
  - Focal point for major events
  - Can operate as stand-alone space, hosting smaller events
- B - MARKET PLACE STREET**
  - Active street frontages
  - Linkage between main spaces
- C - STEVENTON PLACE**
  - Secondary space but well overlooked
  - South facing aspect
- D - WESTPORT RD**
  - Secondary space - deep pavement
  - South facing aspect
- E - ST. JOHN'S SQUARE**
  - Primary space
  - Dual fronted
- F - QUEEN STREET**
  - Key linkage - heritage surfacing
  - Market hall, wedgwood, art school frontages
  - Cross-link through brick house street passageway
- G - SWAN PLACE**
  - Secondary space
- H - SWAN SQUARE**
  - Secondary space



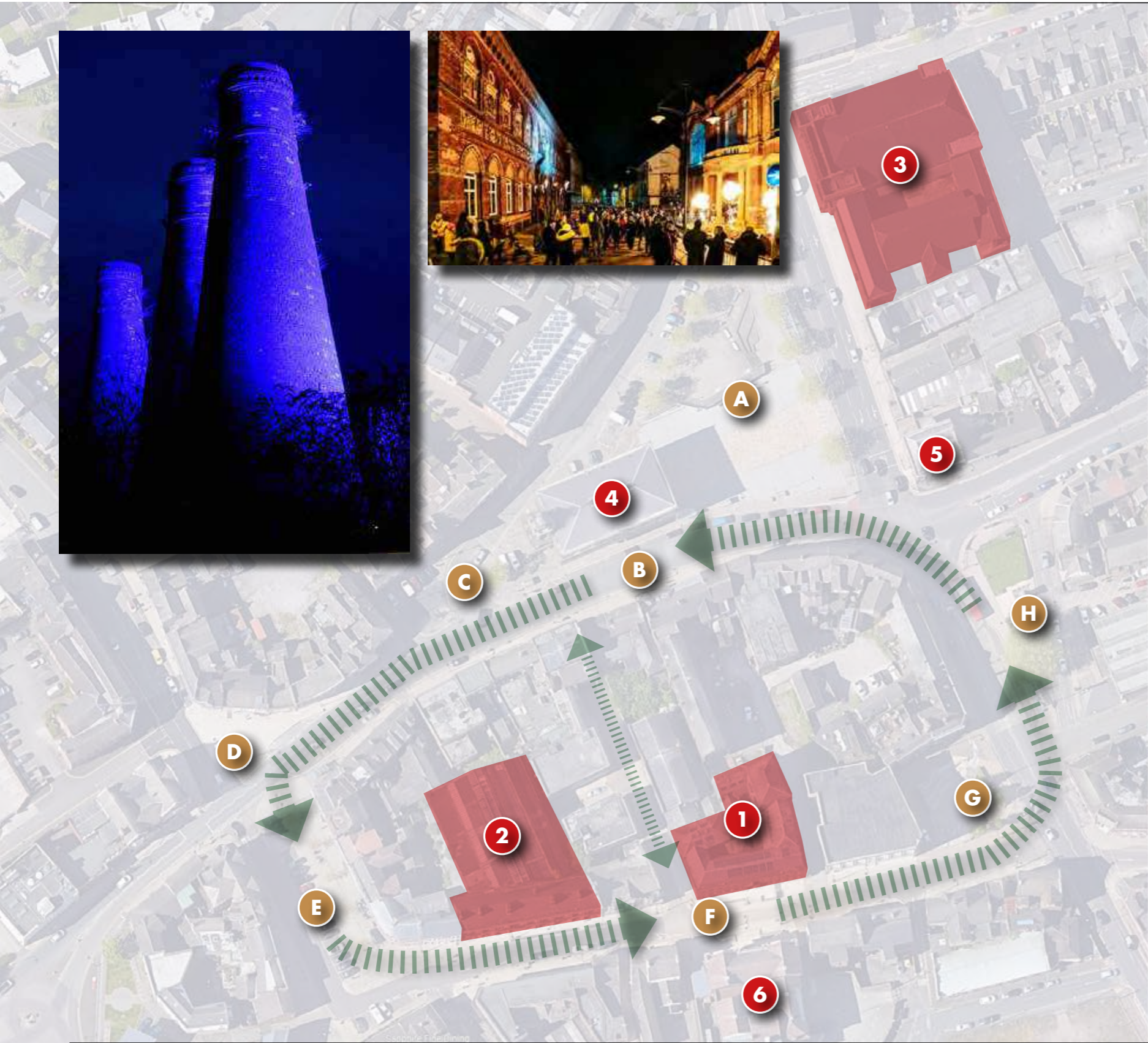
# BURSLEM HERITAGE ASSETS RENEWAL

## TOWNSCAPE CONTEXT

### BURSLEM AS CULTURAL DESTINATION - HERITAGE ASSETS



- 1 - WEDGWOOD INSTITUTE**
  - The soul of the potteries
  - Its incredibly fine façade could be the centrepiece of any thriving town.
  - Deserves to have its future secured.
- 2 - MARKET HALL**
  - Dynamic vaulted main space
  - Fabulous original interior - including painted shop-front glazing.
  - Needs a clear front door
- 3 - QUEENS THEATRE**
  - Fantastic large-scale venue
  - Fine frontage
- 4 - TOWN HALL**
  - Austere but extremely fine building
  - Occupies and defines the main public space
- 5 - THE WEDGWOOD BIG HOUSE**
  - Grand frontage
  - Prominent corner plot
- 6 - BURSLEM SCHOOL OF ART**
  - Fine frontage
  - Directly opposite the wedgwood. Forming a group of fine buildings fronting queen street.



# BURSLEM HERITAGE ASSETS RENEWAL

## TOWNSCAPE CONTEXT

### BURSLEM AS CULTURAL DESTINATION - EXISTING VENUES



#### EXISTING VENUES

A core of local cultural businesses and venues already exist in the town. They are the seed from which the new Burslem will emerge and they need to be recognised, encouraged and supported in any way possible.

We have identified a few of them on the diagram and listed them [right].

Their success will generate momentum from which the cultural offer can blossom. The uses generated by the renewal of the three heritage assets which comprise this project, need to support and complement the existing offer.

The proposals for The Wedgwood and The Market Hall certainly do this. The market especially can offer the sort of medium scale flexible indoor venue which can be the fulcrum of the cultural events calendar.

#### 10 - BAREWALL GALLERY

- Important cultural keystone with owners who understand their potential role in a ground-up regeneration of Burslem

#### 11 - MARKETPLACE CAFE

- Local daytime F&B offer

#### 12 - THE OLD POST OFFICE

- Mid-scale concert venue

#### 13 - ROYAL STAFFORD SHOP

#### 14 - THE LEOPARD PUB

- Listed Frontage

#### 15 - THE CLAYHANGER PUB

#### 16 - DUKE WILLIAM

#### 17 - THE BULLS HEAD

#### 18 - JOHNNY'S MICRO PUB

#### 19 - THE QUEEN'S HEAD

#### OTHER PUBS/CAFES

- The Swan
- Post Office Vaults
- The George Hotel
- Bursley Ale House
- The New Inn
- Ye Olde Crown

# BURSLEM HERITAGE ASSETS RENEWAL

## TOWNSCAPE CONTEXT

### BURSLEM AS CULTURAL DESTINATION - DEVELOPMENT OPPORTUNITIES



#### POTENTIAL NEW BUSINESSES

As the success of the cultural destination grows, and new events are added to its burgeoning calendar, opportunities will arise for new business to coalesce around the footfall generated.

These might be new destinations/venues in their own right, or the existing retail core finding a new use to showcase the talents of artists and artisans, crafts folk, musicians and all of the facilities needed to support their work.

Outside investment will be attracted. The place will have additional attraction which helps to grow the local economy and generate lasting employment.

We have identified a number of potential development opportunities fronting onto the streets and spaces within The Wheel. They are highlighted in the diagram and listed [right].

#### 20 - STEVENTON PLACE SHOPFRONTS

#### 21 - WESTPORT RD SHOPFRONTS

- New Inn/India Cottage
- Nat-West Bank

#### 22 - UNITS OVERLOOKING ST JOHN'S SQUARE

- Real opportunities here, especially on the eastern side for F&B with outdoor seating

#### 23 - QUEEN STREET/MARKET HALL SHOPFRONTS

- Heritage feel to the street
- Niche small scale, independent creative craft, fashion, and home-styling retail
- NOTE - The derelict and burnt-out former Central Hotel building is detrimental to the character of Queen Street. Demolition would be preferable to retention in its current state, despite the hole that would leave in the urban fabric.

#### 24 - KEATES STREET ENTRANCE

- Could provide level access to the market
- Covered Outdoor Seating which animate the passageway and forms a heart to The Burslem Wheel. See page 35 for further details

#### 25 - THE SWAN

#### 26 - THE GEORGE HOTEL

#### 27 - THE OLD LLOYD'S BANK

#### 28 - THE LEOPARD & OTHER SHOPFRONTS

#### 29 - FORMER WEDGWOOD PRINTING WORKS

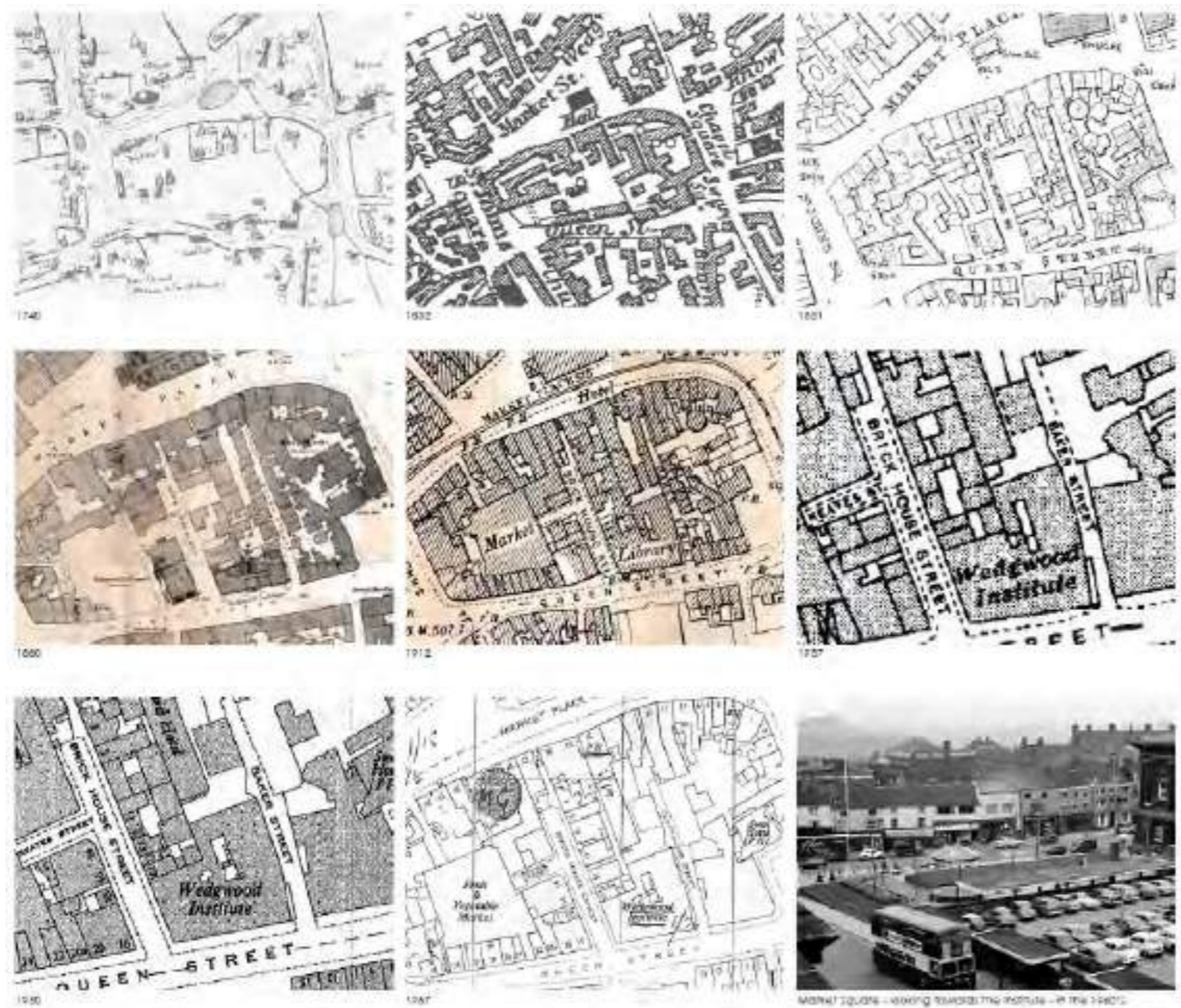


**THE WEDGWOOD INSTITUTE**  
REDEVELOPMENT OPTIONS APPRAISAL  
OPTION 1. FLEXIBLE COMMERCIAL SPACE  
OPTION 2. RESIDENTIAL CONVERSION

# BURSLEM HERITAGE ASSETS RENEWAL

## WEDGWOOD INSTITUTE

### THE SITE - HISTORY



OS Plans of the site through time [from 2017 D&A]

**SITE HISTORY** (TAKEN FROM 2017 D&A)  
The landscape around the location of the Institute has changed over a number of years. In 1657 the Brick House Pottery Works were established on what would later become Queen Street. Josiah Wedgwood leased these works and used them up until 1769 when he moved to the Etruria Works in nearby Hanley. The kilns on the Brick House site lay to the west of the current institute site - as seen on the OS map of 1851.

The map regression to the left shows the development of the surrounding context. By 1912 almost all of the bottle kilns from the Brick House works to the west and the Swan works to the east have disappeared. Brick House was replaced in the first instance with the Independent Chapel and later the Market Hall.

The collection of smaller buildings seen on the Institute site in 1851 are demolished to make way for the Wedgwood Institute in 1869, the site had previously housed the Daniels Potworks.

The building was the result of two competitions, the first to define the overall form and content, the second for an improved main (Queen Street) elevation. Initially it was financed by public donations, and a charge on the rates, as well as specific fund-raising events.

The success of the building meant that it was extended several times in its early history. However, by the late 20th century it had passed into educational use, finally housing a local library and took the form which can be seen today.

The School of Art opposite was completed in 1905 and forms a complementary civic face opposing the Institute. The New Co-operative Emporium was opened to the east of the Institute in 1932.

A number of notable people, not least Josiah Wedgwood in whose name the building is commemorated, have an association with the Wedgwood Institute. These include Arnold Bennet, the playwright, who attended the Institute as a student and whose works on 'The Five Towns' were modeled on Stoke-on-Trent. The building has a commemorative plaque to Bennet on its east facade. William Moorcroft, the famous ceramicist, was born in Burslem and attended the Institute.

In addition the Architects G Nicols, Robert Edgar and John Lockwood Kipling who won the competitions and developed the design.

In 2010 a report was prepared to look at the issues facing Burslem centre, to realise the challenges and opportunities and put forward ways to start the regeneration process. It covers particularly the urban block between Queen Street, St Johns Square, the Market place and Town Hall and Swan Square to the east. It identifies key spaces for enhancement, new routes and links which can be made to connect the town and ensure views are preserved or enhanced. It also identifies the landmark buildings, their condition and their potential.

The two pages on the Institute set out a rapid conservation appraisal of the building and its potential for alteration/ adaption.

# BURSLEM HERITAGE ASSETS RENEWAL

## WEDGWOOD INSTITUTE

### THE EXISTING BUILDING | HISTORIC DEVELOPMENT & SIGNIFICANCE



#### HISTORIC DEVELOPMENT

Owing to the Institutes early success, the building expanded haphazardly over a short period of time, creating the contorted internal circulation and varying floor levels within the building.

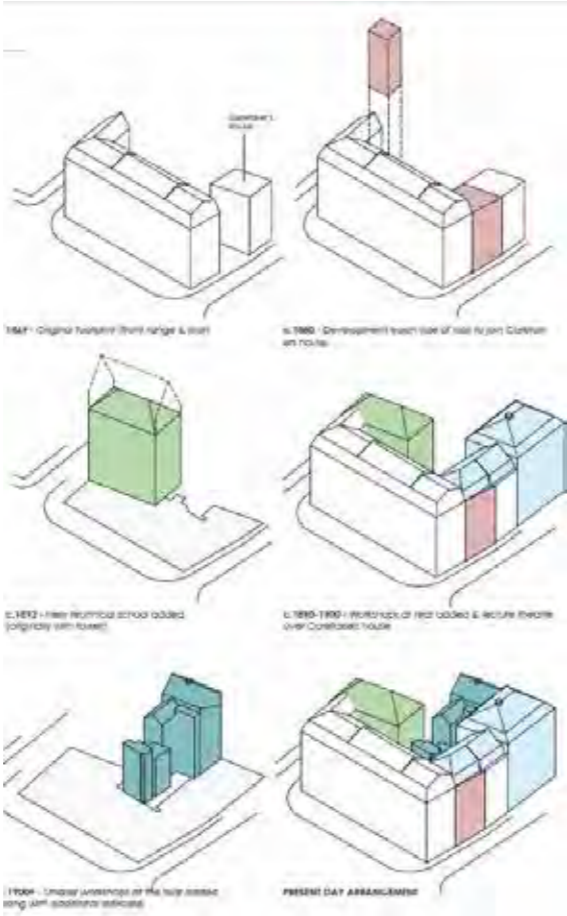
The original architectural competition saw the completion by 1869 of the main front range, with its grand central staircase, the large double height top lit space on the first floor and part of the side return on Brick House Street. The grand elevation took inspiration from the ornate ceramic façades of northern Italy - including the Venetian Doges Palace. The original rooms had functions which included classrooms, lecture theatre, library, reading rooms, art classrooms a painting room and a chemicals room on the top floor.

The Caretakers House is the earliest element of the current building as it pre-dates the construction of the main Institute building. The house was simply absorbed into the expanding Institute. It has small domestic rooms with lower ceiling heights and a narrow, steep internal stair.

In around 1892 a new technical school wing was added in the form of a tower on Brick House Street. The top of the tower was not long after removed for reasons unknown (assumed due to structural concerns). Part of the use of this extension was as a reference library and reading room along with possible gymnasium.



The decapitated Grand Tower.. Then and Now



#### Piecemeal development of the building

The large industrial sized workshop spaces to the rear of the Institute were added between around 1890-1900. These rooms provided for modelling rooms, and antique classroom and a large laboratory as well as further classrooms. Smaller functional rooms and an additional staircase were added within the courtyard of the building to the rear in the 1900's.

At some point in the late 20th century ties with large end plates, visible of the corners of the building, were added to the external perimeter of the building. The exact date and purpose of these are unknown, but is thought to have been undertaken by the Coal Authority, and the same strengthening/ support works can be seen on other prominent large buildings in the vicinity. There are additional plates and ties visible at parapet level.



The building Entrance Lobby and Grand Staircase are extremely fine.



Areas of Significance [from 2017 CMP]

#### HERITAGE SIGNIFICANCE (FROM 2017 D&A)

The institute was listed at Grade II\* by English Heritage in 1972. It is one of only two Grade II\* listed buildings in the town, along with an additional 15 Grade II listed buildings.

It is beyond question that the most exceptional part of this building is its highly decorative facade which competes with the facades of the Victoria and Albert Museum, the Natural History Museum and Dulwich College buildings in London.

There is a wide variety of materials, forms and colours used to artistic effect on the facade. Months of the year are displayed in panels with mosaic roundel above depicting the associated sign of the zodiac. The processes used embody both craft and industrial manufacturing, which are the pillars of the Institution. It harks to the lunar society, of which Wedgwood was a member, and to the achievements of the ceramics industry. There are ten process panels which tell the story of the manufacturing process of the pottery industry. For these reasons, the facade is of national significance.

Significance of the building is categorised as High, Medium, Low, Neutral and Detracting. The Conservation Management Plan (CMP) notes that 'it is the facade that provides the underlying reason for the significance of the building. However, it also shows that the building's history as a place of civic engagement is also of importance'.

The CMP also categorises vulnerability and capacity for change on a room by room basis. The rooms within the main original form of the building are of high significance, which includes the double height space on the first floor and adjoining rooms, alongside the original staircase.

The later additions to the rear, along with the lecture theatre on the second floor are predominantly of medium significance, while some of the much later courtyard infill spaces are categorised as low and neutral. See significance plan to the left and further detail can be found in the CMP.

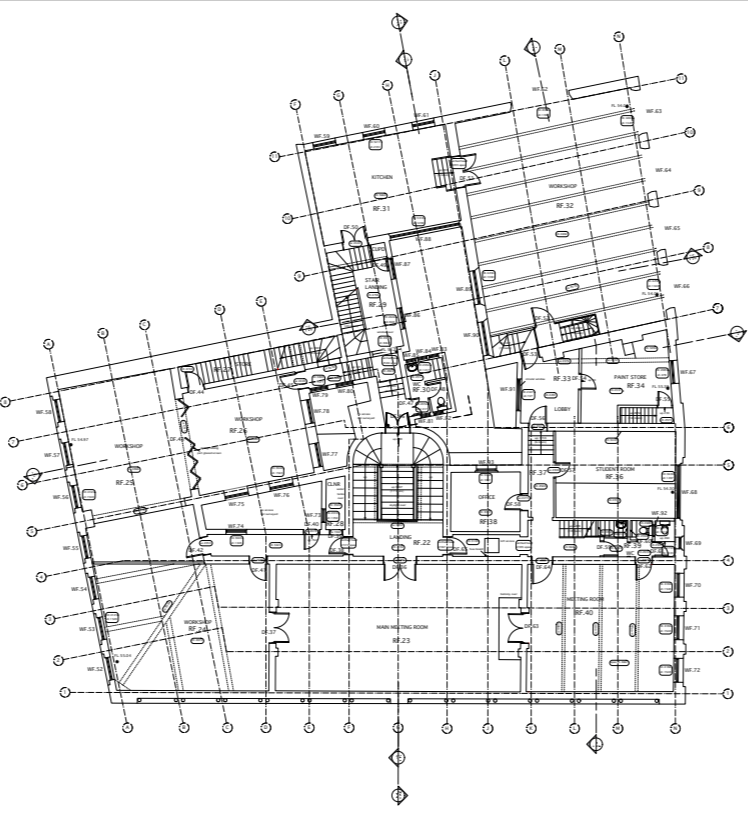
# BURSLEM HERITAGE ASSETS RENEWAL

## WEDGWOOD INSTITUTE

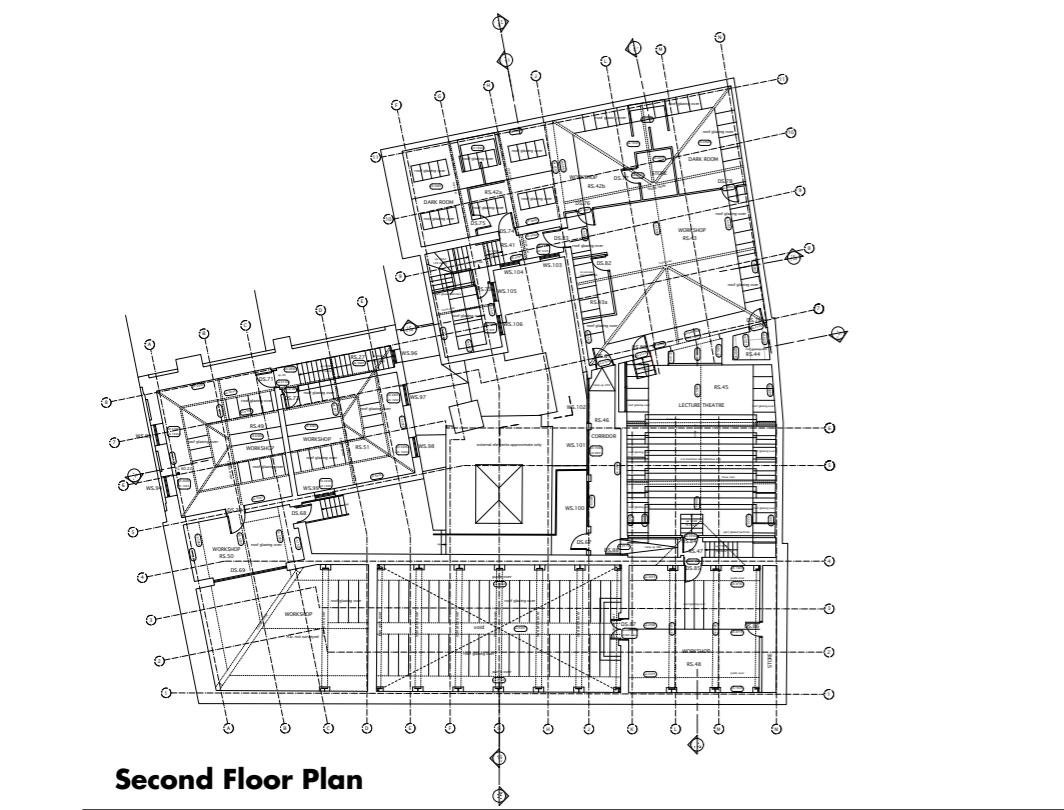
### THE EXISTING BUILDING | FLOOR PLANS



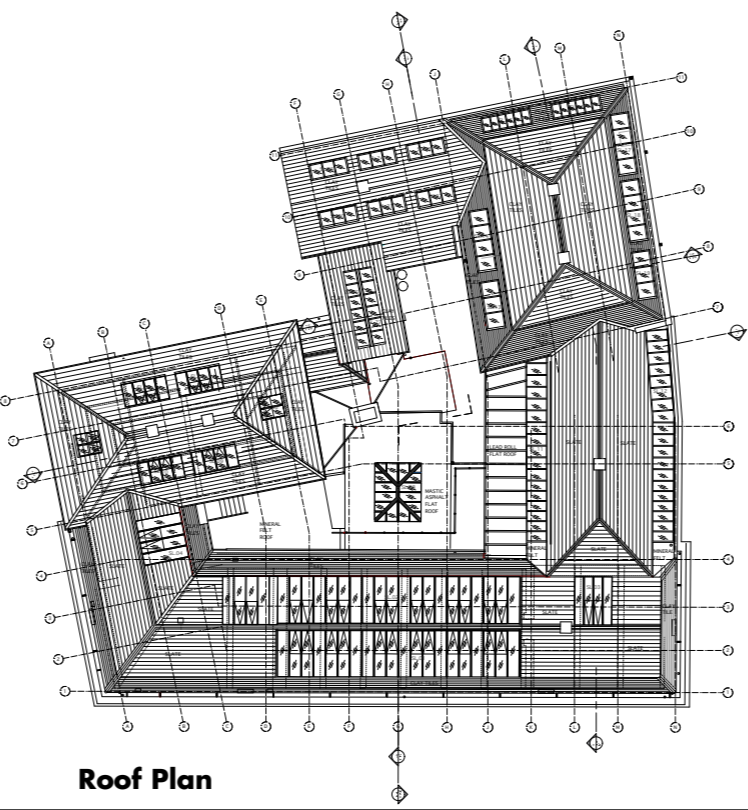
Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan

The incremental development of the building created a number of areas of the floor plan which have their own vertical circulation and differential floor levels.

Any refurbishment will need to resolve these issues.

We have listed the types of space on each floor below.

- GROUND FLOOR:**
- Entrance Lobby - mosaic tiled floor.
  - Grand Staircase - which should be light filled.
  - Large spaces either side.
  - Left side space - very large, split by elements of structure.
  - Office adjoining the entrance.
  - Original Library - outstanding Minton Tiled Floor and raised stage.
  - Caretaker's House - joint lobby/side entrance.
  - Workshop spaces to the rear accessed through the cramped external light-well.

- FIRST FLOOR:**
- Grand Staircase - half landing.
  - Main Meeting Room - top lit, triple height, no windows.
  - Left hand - joined workshop spaces.
  - Warren of corridors which have been cut through and staircases up and down linking spaces.

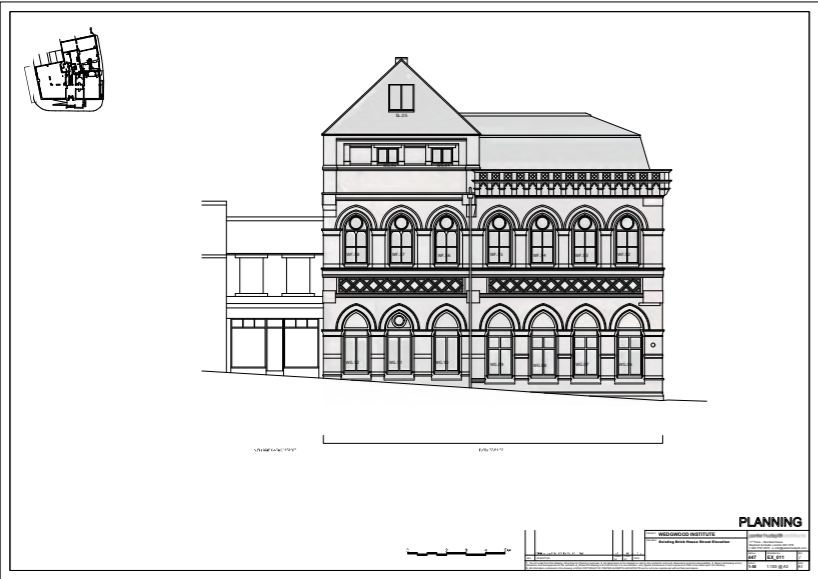
- SECOND FLOOR:**
- Series of top-lit loft workshops, with exposed structure.
  - Not served by the main stair.
  - Split into two completely separate zones.
  - Large expanses of roof-light but few windows offering views.

- ROOF:**
- A patchwork of pitched, hipped and mansard roofs. Very little consistency between their levels. Finished in a mix of Clay tile, Slate, Felt/Asphalt and Lead.
  - Large expanses of glazed roof-light giving amenity to the loft workshops spaces.

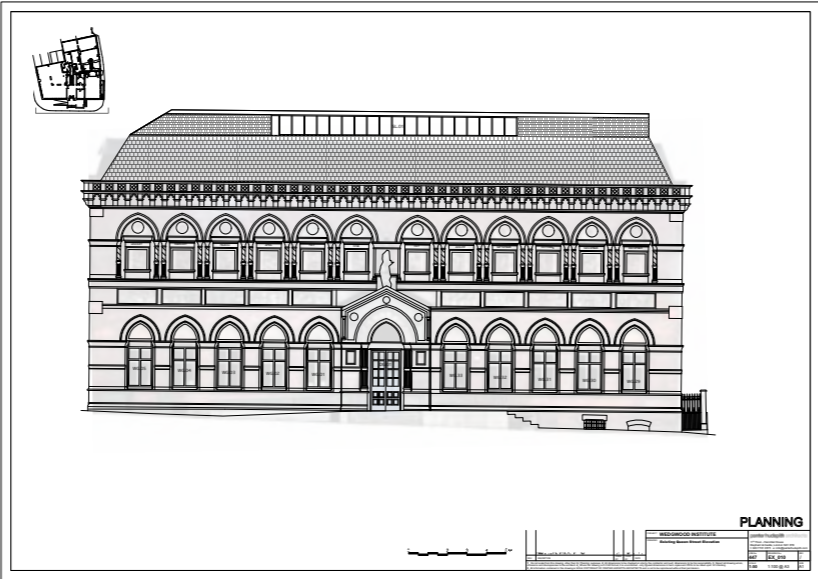
# BURSLEM HERITAGE ASSETS RENEWAL

## WEDGWOOD INSTITUTE

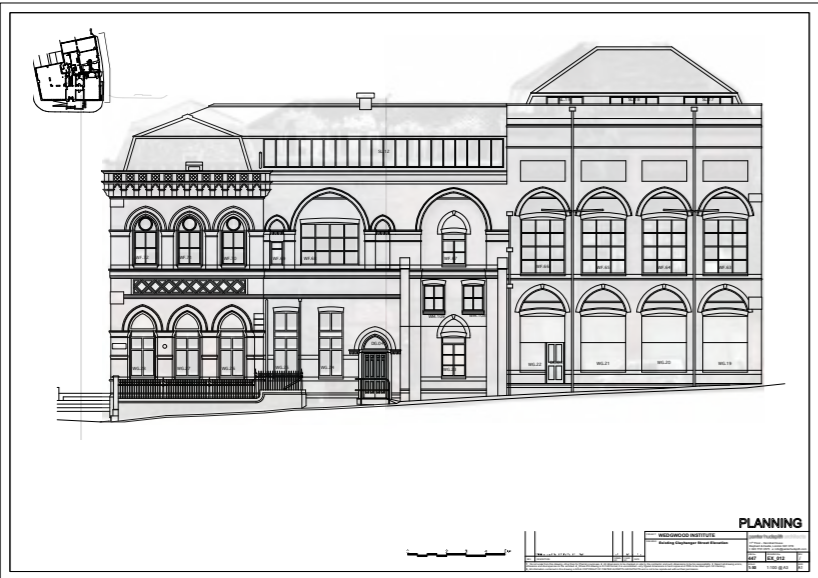
### THE EXISTING BUILDING | EXTERNAL ELEVATIONS



Brick House St. Elevation



Queen St. Elevation



Clayhanger St. Elevation



Rear Elevation

The external walls of the building are incredibly fine, demonstrating the very best of the crafts which underpinned the original Institute.

Incremental development of the building also means that each facade has been created by discrete but complementary portions of elevation.

This feasibility report does not assess building condition. That work has been undertaken by others and has been issued in a separate document.

It is assumed that any refurbishment of this building will involve repair and conservation works to the incredibly fine main facades.

It is also assumed that the sensitive creation of new openings, where required to suit the new use, will be possible, especially in the less significant facades, based on the scope of the 2017 approval.

#### GRAND FACADE TO QUEEN ST.

##### CONSTRAINTS:

- Little interaction with street.
- Later steps/ramp at entrance is of conflicting design quality but is perfectly serviceable.
- Friezes at first floor level mean that there's no windows.

##### OPPORTUNITIES:

- This elevation is particularly fine. Cleaning and restoration works would see it sparkle in the street-scape.
- The front door is clearly marked by the architecture.
- It is assumed that works to this elevation will be about preservation and repair, rather than alterations of any kind.

#### BRICK HOUSE STREET ELEVATION(S):

##### CONSTRAINTS:

- Formed by two separate elements but despite that there is reasonable consistency between openings, in terms of form and spacing and the facade presents as a harmonious whole.

##### OPPORTUNITIES:

- The sloping street means that potential level access/egress is available through highlighted opening, should it's still be taken down to the ground to form a doorway.
- Two of the four original windows at 2nd floor level have been filled in. We recommend reinstating these, to provide further natural light to the upper floor space.

#### CLAYHANGER ST ELEVATION(S):

##### CONSTRAINTS:

- This elevation was formed by several different elements and is slightly disjointed as a result.
- This elevation appears to be in poor condition and will require considerable repair works.
- There is a side entrance, giving access to a lobby which connects the Library and the Caretaker's House. Its threshold is above street level.

##### OPPORTUNITIES:

- Despite its poor condition, it is formed in very high quality facing brickwork and displays an array of fine, ornate brick and terracotta detailing. Cleaning and repair will bring it back to life.
- There is sufficient space to create a set of steps and a short ramp providing level access/egress from the side door.
- The openings in the rear portion are large and offer scope to animate great internal spaces.

#### REAR ELEVATION:

##### CONSTRAINTS:

- The rear elevation is in very poor condition.
- It is formed of lower quality brickwork but still boasts an array of large openings.

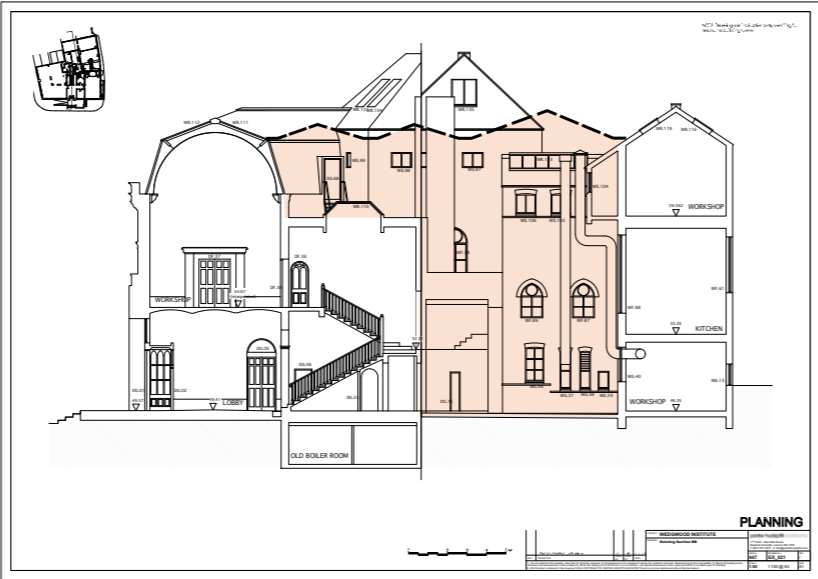
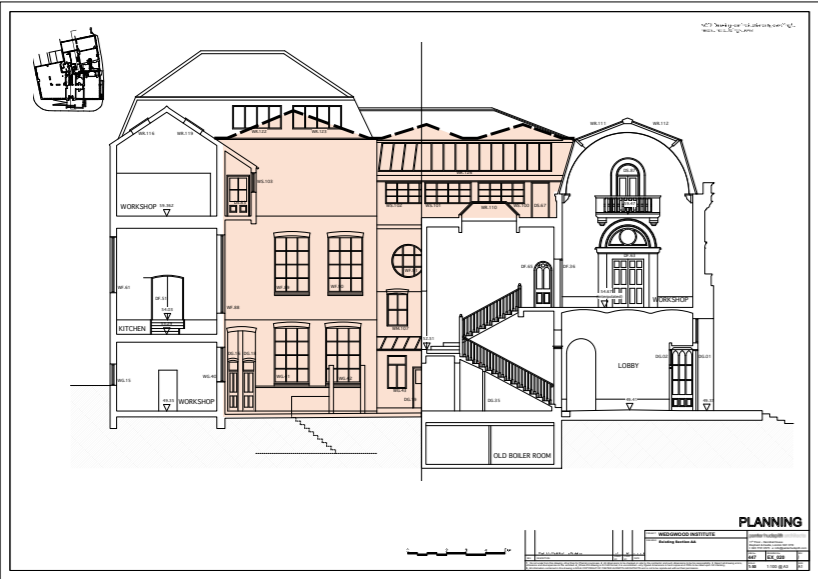
##### OPPORTUNITIES:

- Blank sections of brickwork at second floor offer the chance to insert new openings and breath life into the tired loft spaces behind.
- Numerous building rears overlook a rear courtyard space which is currently of very poor quality. There is an opportunity to begin to animate and overlook this space and to create something better for surrounding occupants.

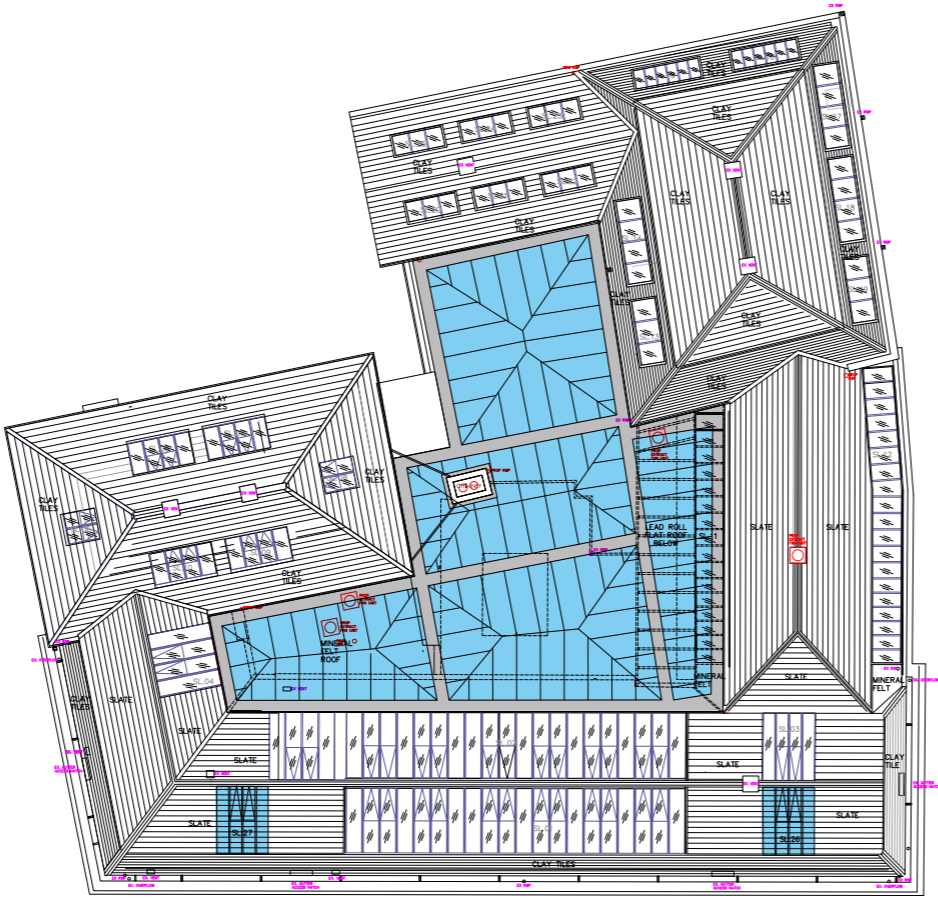
# BURSLEM HERITAGE ASSETS RENEWAL

## WEDGWOOD INSTITUTE

### PROPOSALS | VITAL INFRASTRUCTURE WORKS - CREATING A COVERED CORE



Cross Sections through the central space [Front to back]



Sketch Roof Plan

The initial stages of our work with the client team and key council stakeholders, involved an assessment of a range of potential uses for the building, from which two options were selected to be fleshed out in a little more detail. The selected options are discussed at greater length over the next few pages.

Whichever use is selected as the basis of the project moving forward, there are a number of fundamental issues that need to be resolved to make the building function. There is inconsistency in floor levels between adjoining spaces and complexity in both horizontal and vertical circulation. Further to that, numerous parts of the building are only accessible by moving out into the central light-well.

This important external space has, over time, filled up with a patchwork of built forms which create staircases and passageways linking certain sections of the building. It is cluttered and in a very poor state of repair.

- These 'initial infrastructure' works can be summarised as follows:
- To clear away that clutter, opening up the courtyard to let more light into the spaces which surround it.
  - To open up the rear wall of the grand staircase at ground floor, giving clear access to the opened up courtyard beyond.
  - To insert a lift within the courtyard which can provide inclusive access to all levels of the building.
  - To overlay existing floors in those areas of the building to harmonise the internal levels.
  - To insert a fully enclosed staircase to the rear of the building which can unify the vertical circulation and provide a fire escape.
  - To link the lift, new staircase and existing horizontal circulation spaces with a series of open balconies at upper levels in the opened up courtyard.
  - To cover the space with a lightweight transparent roof structure, keeping out the elements but letting in the light and bringing the external courtyard inside the building.

The drawings (left) indicate the proposed extent and layout of the roof. This differs from the 2017 approval in a number of key aspects.

Firstly we have not included the extension of the grand staircase up to second floor level, as we believe that these works were unnecessary, expensive and would actually cause harm to a key aspect of the internal fabric.

Instead, we propose repair works to the existing roof of the stair-well, making it an integral part of the second floor slab and opening up the existing roof light aperture to allow natural light to flood into the staircase once again.

The extension of the brickwork walls to second floor also created a complicated glazed roof solution. It's omission from the works enables a much simplified glazed roof form, which utilises the fairly consistent horizontal alignment at the shoulder of the existing mansard, to form a continuous perimeter structural gutter. The perimeter elements are then extended to span across the space, forming a series of rectilinear apertures which can be infilled with cost effective, transparent, lightweight material - such as ETFE (Similar to the roof of the Eden Project in Cornwall).

The building entrance and main staircase, a key interior feature, should be light-filled and should provide clear access to all parts of the building circulation.

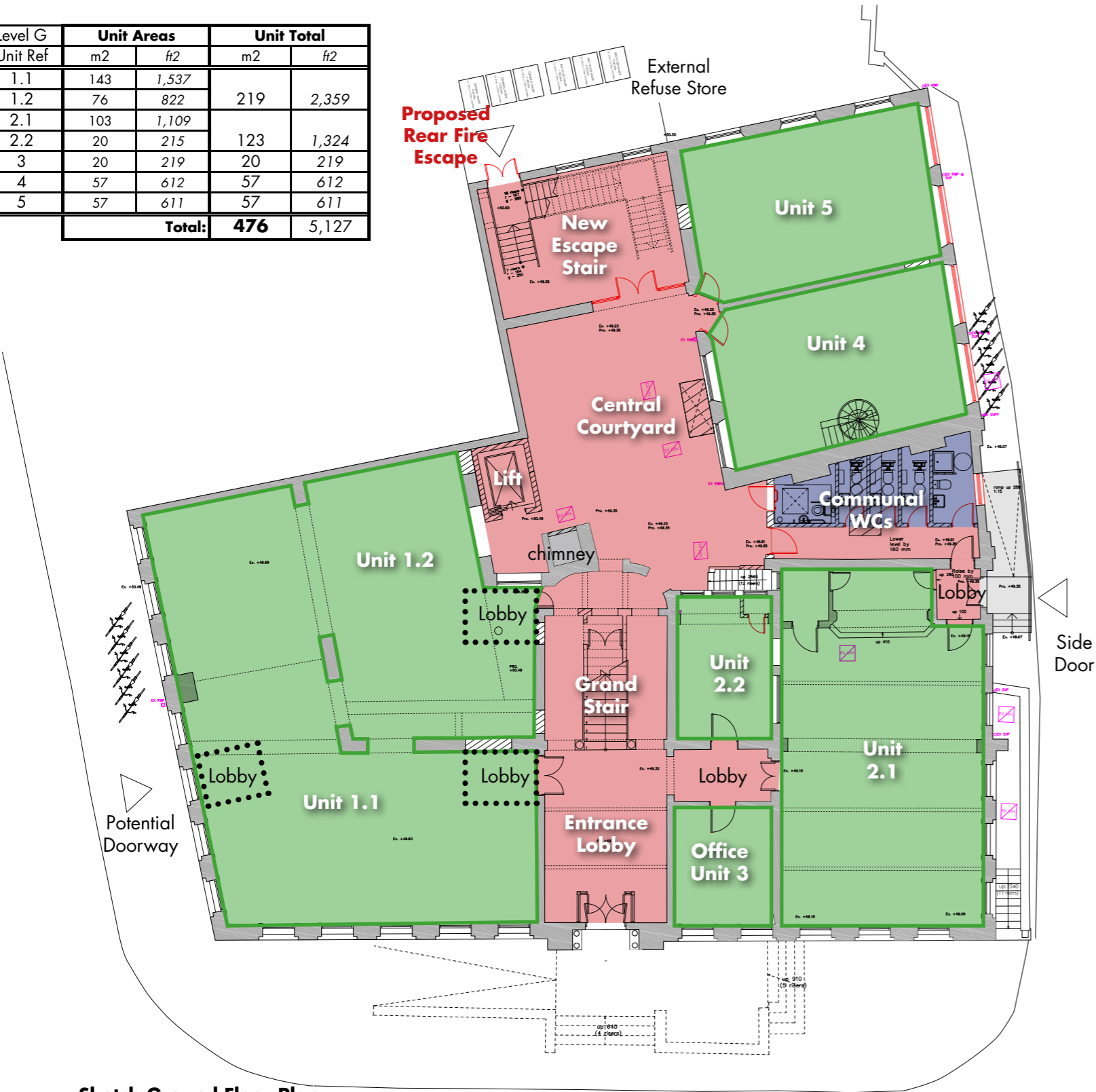
# BURSLEM HERITAGE ASSETS RENEWAL

## WEDGWOOD INSTITUTE

### PROPOSALS | GROUND FLOOR LAYOUT



Level G	Unit Areas		Unit Total	
Unit Ref	m2	ft2	m2	ft2
1.1	143	1,537	219	2,359
1.2	76	822		
2.1	103	1,109	123	1,324
2.2	20	215		
3	20	219	20	219
4	57	612	57	612
5	57	611	57	611
Total:			476	5,127



Sketch Ground Floor Plan

The floor plans on the next three pages set out the spaces that will be created around the new circulation core. The options considered for their potential use are then outlined over the following three pages.

**EXTERNAL ACCESS:**  
The building has had a ramp and steps added in the past to access the entrance lobby on Queen St which we would foresee being retained and re-used. It offers scope for external branding. There is also an existing side door on Clayhanger St.

Level access can also be provided to the existing side door by inserting a new ramp and steps.

**INTERIOR:**  
The Main Entrance Lobby and Grand Stair will provide a very high quality welcoming space. The opening up of the roof-light above the stair should see it restored to it's former glory, bathed in light and forming a real focal point on arrival.

Either side of that space are the two large ground floor units and a couple of smaller rooms.

- Unit 1 is the larger of the two but is quite simple and paired back in feel.
- Unit 2.1 has a lavish Minton-tiled floor and a small, raised stage area at the end of the room, offering a unique environment which would suit a number of different uses.

The large spaces have generous clear heights, with existing ceilings high enough to allow the insertion of a partial mezzanine, if necessary. They are both characterised by a continuous set of large openings on two sides, which face the street but have no direct street presence. There are potential uses for these spaces which would require a dedicated entrance/escape direct from/to the street.

- For Unit 1, this would require taking down the sill level of an opening on Brick House Street, where the pavement level slopes up to meet the internal finished floor level.
- Unit 2 already has a lobby between it and the existing side door.

Further to the above, it may be necessary to lobby between the use in the large spaces and the shared entrance.

- These could be part of the fit-out works for Units 1.1 and 1.2.
- The addition of a door on the right hand side of the entrance would create a lobby for units 2.1, 2.2 and 3.

Potential uses for the major ground floor spaces are discussed at length on page 19.

Unit 3 could become a Reception/Office serving the whole building. It would be possible to break through the wall to join it to the entrance lobby.

The rear wall of the stair shaft will be opened up to allow free movement out to the central courtyard space, it will also provide a glimpse into that space from the entrance.

The courtyard has the potential to be a fantastic central shared hub space, where individual tenants could meet each other or their clients, potentially animated by a cafe or refreshments point. It provides direct access to the new lift and will be animated by the upper level walkways.

The two workshop units [4 and 5] have doors opening directly onto the courtyard. They are well proportioned, with ceilings high enough for a partial mezzanine to be added if necessary Both units have very large openings on their outside walls. Unit 4 also has a pair of large openings to the courtyard side and includes an original cast iron spiral staircase which currently links to the unit [8] above. It seems prudent to allow for capping this off, fully separating the ground and first floors and leaving the stair in place as a feature.

The wedge-shaped Caretakers House will be re-purposed to create shared unisex WCs at each floor level.

To the rear of the building is the newly inserted escape stair. It provides access to the rear courtyard space where a small refuse store is to be located. *Clarification over access rights of the Wedgwood to the rear courtyard space should be sought at the next stage.*

# BURSLEM HERITAGE ASSETS RENEWAL

## WEDGWOOD INSTITUTE

### PROPOSALS | FIRST FLOOR LAYOUT



Level 1	Unit Areas		Unit Total	
Unit Ref	m2	ft2	m2	ft2
6.1	61	652	152	1,639
6.2	34	371		
6.3	57	616		
7.1	53	566	94	1,013
7.2	42	447		
8	118	1,270	118	1,270
Total:			364	3,923



Sketch First Floor Plan

The Grand Stair leads you up to a landing at first floor level.

Ahead of you on the landing are large double doors which open onto the triple height Gallery space. It has no windows in its external walls but is bathed in light from the vast expanse of roof-lights high above.

This space offers something special for the building. It is envisaged that it will be a shared facility, perhaps offering display for craft workshop tenants or a large scale board room for the potential serviced offices.

Doors exist at each end of this space which could be used to access units 6.3 and unit 7.1. However, we would envisage them remaining in situ, but walled up behind to maintain separation between the ‘tenanted’ and the ‘shared’ spaces.

To each side of the landing is a single door offering access to the units either side of the gallery.

To the right of the plan, the existing group of rooms make up units 7.1 to 7.3. These can be let individually, or as a group. The ceiling height in 7.1 is generous enough to accommodate a partial mezzanine, if necessary.

Units 7.1 and 7.2 are linked via a small kitchenette and an accessible WC.

To the left hand side of the plan, the group of spaces that make up Unit 6 are currently 2 completely separate rooms. They have ceilings and external openings of sufficient height that a partial mezzanine level could be inserted in each space, if necessary.

Units 6.1 and 6.2 are separated by a lovely sliding/folding glazed screen which we envisage being retained. Access to each of the sub-divided units is possible so they can be let as a group or individually. 6.3 can remain a separate unit behind the existing wall, or it could be opened up to the others with a new glazed screen and doors.

They are served by a kitchenette, inserted into the former light-well space adjacent to unit 6.2. In the residential option this new in-filled floor is not necessary and the openings of unit 6.2 can get direct light from the courtyard.

Moving out through a door to the central circulation space, you pass between the newly inserted lift and the brickwork chimney onto a series of gallery walkways which provide access to the communal WCs, the rear workshop spaces and the escape stair.

Unit 8 is currently a single, large space, surrounded on three sides by very large openings. Its floor will need to be overlaid and raised to match the spaces at the front of the building. The clear height will not accommodate a mezzanine level.

It is sub-dividable into two units but this will require the creation of a new door opening in the courtyard wall.

# BURSLEM HERITAGE ASSETS RENEWAL

## WEDGWOOD INSTITUTE

### PROPOSALS | SECOND FLOOR LAYOUT



Level 2	Unit Areas		Unit Total	
	m2	ft2	m2	ft2
9	43	462	43	462
10.1	60	650	115	1,237
10.2	55	587		
11.1	56	599	137	1,473
11.2	81	873		
12	124	1,337	124	1,337
Total:			419	4,508
Grand Total:			1,260	13,558



The grand stair does not serve this level, so access will generally be via the lift or the rear staircase, meaning this floor is arrived at through the central circulation space.

At this level, the glazed roof-light is just above your head. That, together views down to the floors below will create drama in this part of the space.

Opening up the aperture of the original roof-light above the grand stair will also offer occupants a new perspective on the this key heritage feature.

**WINDOW OPENINGS:**  
The spaces at this level are all ‘lofts’. They are generally quite tall and characterised by their visible roof structures.

They are generally top-lit only. Just two units have existing window openings (or scope to add openings) in the vertical walls that surround them.

If they are to be used as craft studios, or even as serviced office suites, this may not be an issue. However, if they are to be loft apartments, then new openings will be required. Generally, these could be inserted as dormer windows into the vertical elements of the existing mansard roof. In unit 12, there is scope to form new openings in the rear wall.

- TYPES OF SPACE:**  
The units at this level are split into two discrete areas:
- On the left of the plan is a cluster of units [9 and 10]. Like the equivalent spaces at first floor below, this group could be let together or as individual spaces.
  - To the right of the plan Units 11.1 and 11.2 share a common access lobby. They could be let as a pair or individually.

Unit 11,2 is the former lecture theatre. It has a floor which steps downwards from front to back. For the purposes of this exercise, it has been left intact. With a new escape stair inserted at its lowest level. This could all be made level, or the unit could have a split level. It’s simple plan area has been measured and further consideration should be given to it’s re-use at the next stage.

Unit 12, like the spaces below is currently a single large room. However, it would be sub dividable into two equally sized units by the addition of a new door opening in the courtyard wall.

Sketch Second Floor Plan

# BURSLEM HERITAGE ASSETS RENEWAL

## WEDGWOOD INSTITUTE

### POTENTIAL USES | OPTION 1 - FLEXIBLE COMMERCIAL SPACE



The quality of the internal spaces would create a fabulous co-working environment, offering a range of office suites and craft studios, at a range of sizes - all with real character.



The craft studios could support a range of different users, including an element of tuition. This chimes well with the original building's function and would complement the other craft offerings around The Burslem Wheel.

A 'Subsidised We Work' offer was put forward in 2017 which comprised serviced offices together with craft studio spaces and other community uses. It came with a large price tag but it obtained the offer of considerable Heritage funding.

Our proposals constitute a simpler, more cost effective scheme, potentially delivered in phases and with reduced overall scope, which we feel has a better chance of getting off the ground.

Our vision is for the completed building to offer a broad range of complementary commercial uses existing side by side and feeding off each other.

We have set out a few of them below.

#### SERVICED OFFICES

- The cornerstone of the 2017 scheme. All of the units identified on the plans could be used as service office suites.
- The extent of the market for these in Burslem needs to be tested.

#### CRAFT STUDIOS & WORKSHOPS

- A number of the spaces in the building would really suit being re-purposed as craft studios and workshops.
- This could sit happily cheek by jowl with serviced offices - provided their occupants are not overly noisy.

#### EDUCATION/TRAINING FACILITY

- This is the building's original use. There are a number of spaces which would very much suit this use.
- We will be creating spaces that the local FE colleges could use as an extension of their existing offer.
- Alternatively we could provide a suitable home for a local visionary to 'give a little bit back' by starting their own institute. 'The Robbie Williams School for Performing Arts' has a certain ring to it.

#### WEDGWOOD INSTITUTE REDUX?

- Using its core identity and perhaps the Wedgwood Brand?
- Mix of creative ceramic/craft studios and teaching spaces, with a small scale, short-stay residential element, display areas, community outreach.
- Ability to offer specialist ceramic/craft courses of various durations to locals/day visitors and to visiting residential guests.
- Tapping into popularity of craft resurgence. (Pottery Throw-down/Sewing Bee etc.)
- Studio Spaces could also be offered to local craft workers.

#### ASSESSMENT OF THE POTENTIAL USE

##### PROS:

- Keeps the building operating as a single entity.
- Uses the different types of space within the building and keeps them 'whole'.
- Approval (now lapsed) was given to a similar proposal.

##### CONS:

- Needs a niche operator who is willing to be flexible in their offer.
- No guarantee that the previous approval would still be seen in the same light. Early re-engagement with Historic England and Conservation Officer will be required.
- High initial cost could be offset by incremental development.
- Risky, long term return on investment would require a considerable proportion of that capital outlay to be 'funding' from Heritage Lottery, Arts Council etc.



City of  
**Stoke-on-Trent**



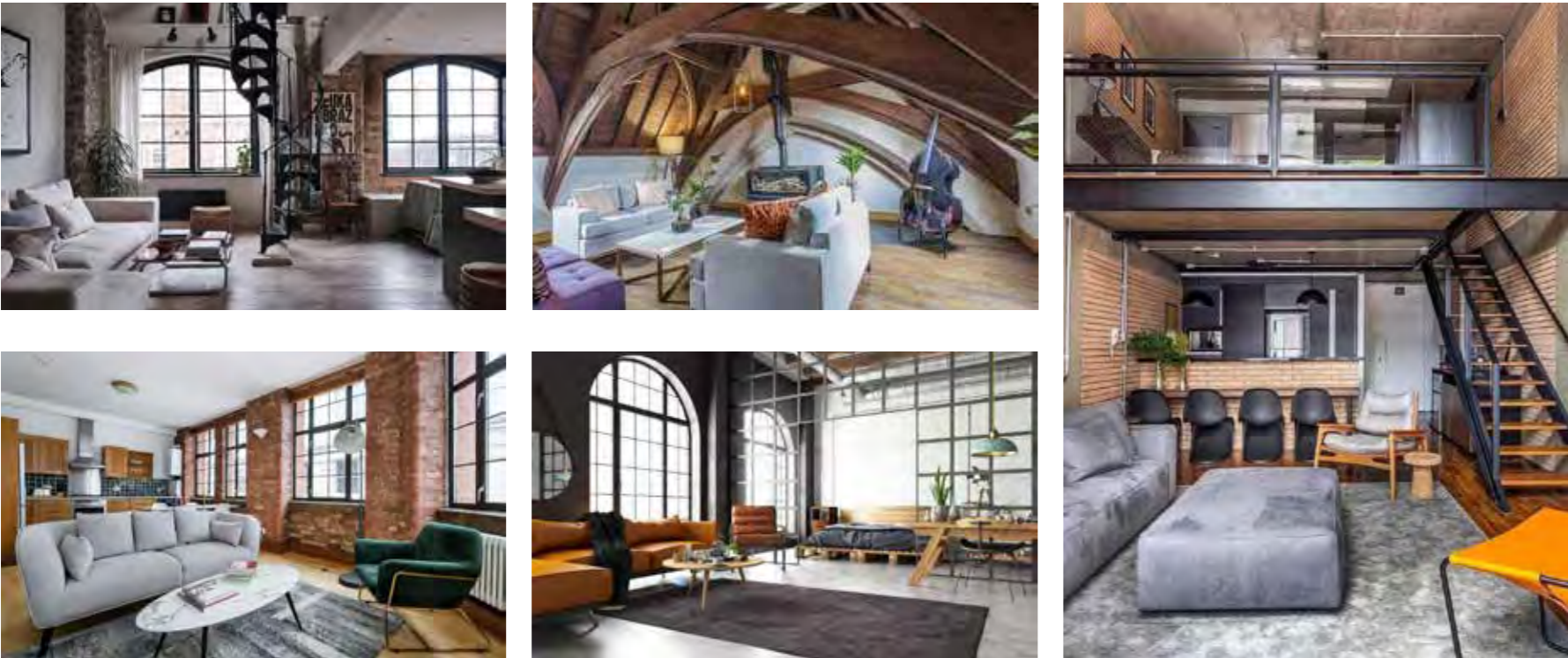
Because the large unit would occupy the main entrance and grand stair, a separate access to the central courtyard would be required. This would either be via the existing side entrance, which is much less attractive as a front door, or via a new-build entrance which could be created by redevelopment of the adjoining empty shop unit on Brick House Street.



# BURSLEM HERITAGE ASSETS RENEWAL

## WEDGWOOD INSTITUTE

### POTENTIAL USES | OPTION 2 - RESIDENTIAL



The quality of the internal spaces would generate apartments and lofts with real character

- The quick sketch below shows that up to 1600m2 (17,200 sq ft) net saleable area would be achievable.
- The quality of the existing building demands a development which would create a high-end product which the local sales values may not support.

**PROS:**

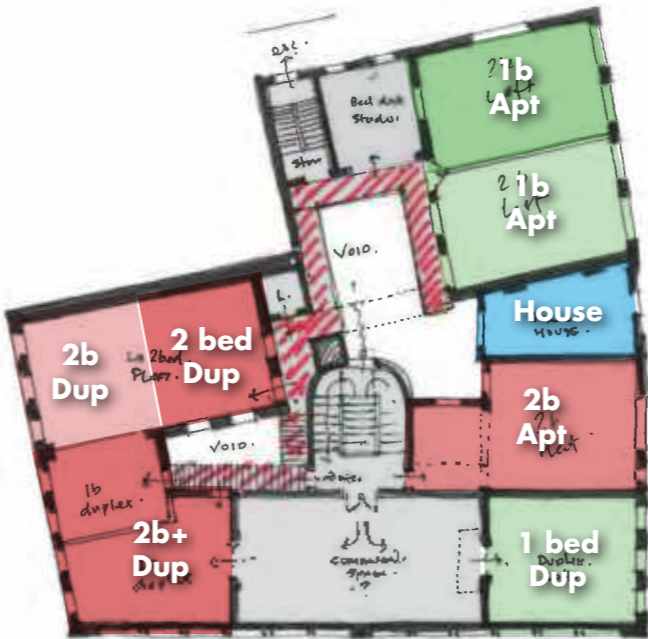
- A building management company would be created which could guarantee long term stewardship of the building, outside Council ownership
- Enables building elements (such as the original caretakers house), to be respected, rather than unified

**CONS:**

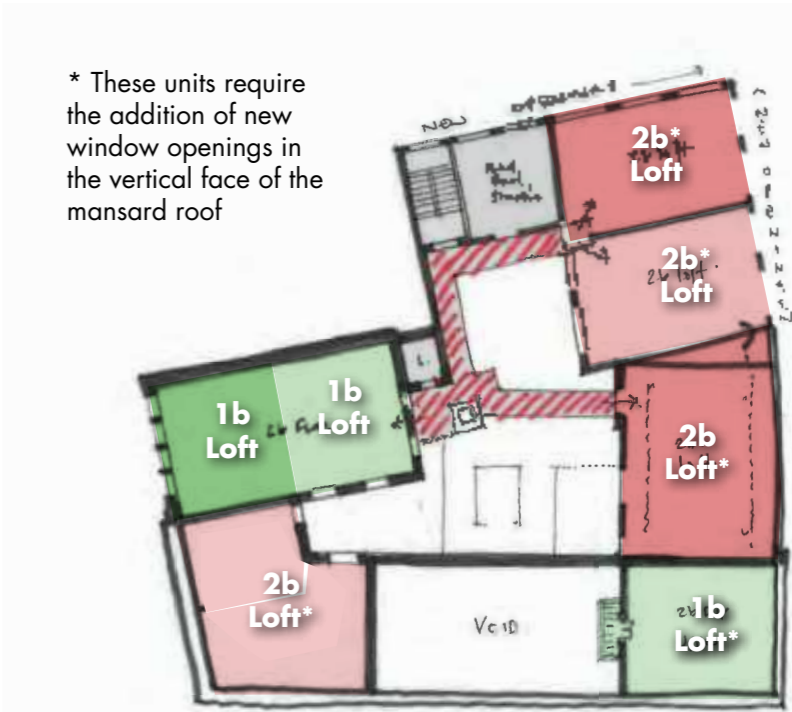
- Potentially splits the building ownership and stops it being a single entity.
- Value in Burslem Housing market may not generate sufficient revenue for a high quality refurbishment
- Several parts of the building do not have access to window openings and will not be readily convertible. Meaning large 'communal areas' which need to be maintained. This includes the entrance and the main space at first floor level. It could make service charges unaffordable.



Sketch Ground Floor Plan



Sketch First Floor Plan



Sketch Second Floor Plan

# BURSLEM HERITAGE ASSETS RENEWAL

## WEDGWOOD INSTITUTE

### POTENTIAL USES | AREAS SCHEDULES



#### OPTION 1 - COMMERCIAL UNITS NET AREAS

Level G	Unit Areas		Unit Total	
	Unit Ref	m2	ft2	
1.1	143	1,537	219	2,359
1.2	76	822		
2.1	103	1,109	123	1,324
2.2	20	215		
3	20	219	20	219
4	57	612	57	612
5	57	611	57	611
Total:		476	5,127	

73.05%

Level 1	Unit Areas		Unit Total	
	Unit Ref	m2	ft2	
6.1	61	652	152	1,639
6.2	34	371		
6.3	57	616		
7.1	53	566	94	1,013
7.2	42	447		
8	118	1,270	118	1,270
Total:		364	3,923	

61.25%

Level 2	Unit Areas		Unit Total	
	Unit Ref	m2	ft2	
9	43	462	43	462
10.1	60	650	115	1,237
10.2	55	587		
11.1	56	599	137	1,473
11.2	81	873		
12	124	1,337	124	1,337
Total:		419	4,508	
Grand Total:		1,260	13,558	

86.18%

62.79%

#### EXISTING BUILDING GROSS INTERNAL AREAS

Floor Level	Main Institute		Caretakers House		Rear Blocks		Total	
	m2	ft2	m2	ft2	m2	ft2	m3	ft3
Basement	129	1,389		0	114	1,227	243	2,616
G	450	4,844	30	323	172	1,851	652	7,018
1	395	4,252	30	323	170	1,830	595	6,405
Mezz		0	30	323		0	30	323
2	294	3,165		0	192	2,067	486	5,231
Total:	1,268	13,649	90	969	648	6,975	2,006	21,593

#### AS PROPOSED - GIFA

Floor Level	Total	
	m3	ft3
Basement	243	2,616
G	763	8,213
1	680	7,320
Mezz	0	0
2	546	5,877
Total:	2,232	24,025

#### OPTION 2 - RESIDENTIAL UNITS - NET AREAS

Resi with Ground Floor Commercial										
area m2	Town House	Apartments				Lofts/Duplexes				Total
		Studio	1 bed	2 bed	2bed+	studio	1 bed	2 bed	2 bed+	
96		35	50	65	85	45	55	75	90	
Ground	1					1		2		4
First			2	1			1	2	1	7
Second							3	4		7
Total:	1	0	2	1	0	1	4	8	1	18
Net m2	96	0	100	65	0	45	220	600	90	1216

All Resi										
area m2	Town House	Apartments				Lofts/Duplexes				Total
		Studio	1 bed	2 bed	2bed+	studio	1 bed	2 bed	2 bed+	
96		35	50	65	85	45	55	75	90	
Ground	1					1	3	5		10
First			2	1			1	2	1	7
Second							3	4		7
Total:	1	0	2	1	0	1	7	11	1	24
Net m2	96	0	100	65	0	45	385	825	90	1606

#### EXISTING GROSS AREA

- This has been partially broken down by the different areas in the building
- It is internal only, so does not include the central light-well space at ground floor
- The 'as Proposed' areas are measured from the layouts shown earlier in the document, including all access balconies and all internal structure, behind the external elevations.

#### COMMERCIAL UNIT AREAS

- These are illustrated by floor level and match the plans laid out on pages 13-15 of this document.
- Potential subdivision of units is shown in the left hand column. The right hand column totals these as a whole.
- The percentage efficiency figures are indicative only. They are based on the ratio of lettable floor space against the existing GIFA at that level and do not reflect the full net to gross inclusive of new access balconies and escape stair etc

#### RESIDENTIAL OPTIONS

- Two schedules are illustrated, although other options to alter mix would potentially be available.
- The schedules indicate unit type and number but their areas are based on a rough average based on an average
- The first describes residential development everywhere except the two large ground floor commercial units (1 and 2)
- The second describes residential development throughout the building



**THE MARKET HALL**  
REDEVELOPMENT FEASIBILITY STUDY  
FLEXIBLE VENUE

# BURSLEM HERITAGE ASSETS RENEWAL

## THE MARKET HALL

### EXISTING BUILDING | HISTORY & HERITAGE - LISTING DETAILS



Images of the existing building's hidden original fabric. We believe the old clock was simply plastered around in the 'tidy-up'



The foundation stone was, surely, built flush with the original wall surface. The shop-fronts around the whole perimeter have been boarded over. There is already a tantalising glimpse of what is behind and there are more openings to uncover.

#### INTRODUCTION

The text which follows across the next two pages is taken directly from Historic England's recent listing. It is a much more thorough piece of work than is often the case with listings and it sets out, clearly and concisely the key elements of the structure. However, we believe that it has missed something vital about the building's history.

It is obvious that the damp and disintegrating hardboard, (which has already given us a tantalising glimpse of original fabric in the form of beautiful shopfronts), was a later addition, possibly intended to 'tidy up' what must have been a soot-blackened, brooding building in the 1950s and 60s. Closer inspection of the photographic evidence from our site visit has led us to believe that the plaster-work was also added at this time. Beneath it, we believe, there could be an absolute gem, with walls of facing brickwork of such quality, that the space might reasonably be compared to the great Victorian stations that are likely to have inspired its design.

It is our belief that its refurbishment could create a really dynamic, high quality space, whose impact could be a real catalyst for a locally-led, resurgence of Burslem.

#### SUMMARY OF THE BUILDING

A market hall with shops and offices of 1879 designed by E M Richards, the Burslem Board Engineer and Surveyor, built by Messrs H and R Inskip of Longton (brick and stonework), and Messrs Hill and Smith of Brierley Hill (roof).

#### REASONS FOR DESIGNATION

The Market Hall, Queen Street, Burslem, is listed at Grade II for the following principal reasons: *Architectural Interest:*

- It is an early example of a large market hall using new structural technologies of a wide span iron roof and patent glazing system;
- The design uses Gothic style to effectively realise the building's function as a market hall in a constrained town centre plot;
- The market hall survives much as built and retains its original patent glazed iron roof and stalls, and good quality detailing.

#### Historic Interest:

- The building was at the centre of Burslem's commercial life for over a century and gives insight into the town's wealth, status and civic ambition in the late-C19.

#### Group Value:

- The market shares group value with the neighbouring, near contemporary, Wedgwood Institute as well as the adjoining shops at 36-40 Queen Street.

#### HISTORY

In 1877 Burslem's Local Government Board sanctioned loans of around £25,000 for a new market hall. This sum covered the costs of land and a building incorporating shops to the street frontage with offices above them.

The resulting Gothic style hall was designed by EM Richards, the local board's engineer and surveyor. Messrs H and R Inskip of Longton carried out the brick and stonework, and Messrs Hill and Smith of Brierley Hill constructed the glazed roof which used WE Rendle's (1820-81) new patented system.

A memorial stone containing coins and a newspaper of the day was laid on the 13th March 1878 by the local MP, Mr Robert Heath, and the hall was formally opened on 14 August 1879 by Alderman Thomas Hulme, Burslem's first mayor. The opening ceremony was of some scale, demonstrating the civic pride invested in the new building.

Contemporary newspaper reports recorded large crowds turning up to view a procession to the new market formed by the fire and police brigades and the rifle volunteers and their band. In the late 1990s murals were added to the Market Passage and Keates Street entrances.

The market closed in 2003 after its condition was judged unsafe. Since that time the Queen Street shop units have had a range of commercial uses, and the floor above the shops has been in use as flats.

# BURSLEM HERITAGE ASSETS RENEWAL

## THE MARKET HALL

### EXISTING BUILDING | HISTORY & HERITAGE - LISTING DETAILS

#### DETAILS

**PLAN:** Roughly rectangular, orientated north / south, with a front elevation of shop fronts to Queen Street in the south which extends beyond the width of the main hall to both east and west.

**MATERIALS:** Red brick with stone details, patent glazing and iron roof, timber doors and windows.

**EXTERIOR:** walls are red brick in Flemish bond with rendered stone detailing. The hall is spanned by a pitched, patent glazing roof which has parapet gables to north and south. The south gable abuts the rear slope of the pitched tiled roof covering the shops to the front; the shops' roof runs at right angles to the hall roof with its gables to east and west. The roof to the shops has a brick chimney stack at either end, and a further four stacks across the ridge with a seventh stack centrally in the north slope of the roof.

The building's principal elevation faces south to Queen Street; it is symmetrical at first-floor level where it is divided into nine bays by its tall pointed-arch windows. This symmetry is not followed at ground floor level where a large central shop front occupies two bays and other bays have either a single shop front and door, or a single door up to the offices (now flats) and double door through to the market hall. All ground floor bays but the central, largest shop front are enclosed within a broad, rendered stone arch surround.

The arch surrounds are very gently pointed, almost round, except for the two over the entrance passages through to the hall which would rise to a sharp point within the sill of the first floor windows had they not been truncated by a chamfered stone cornice which is continuous along the building at first floor sill level.

The jambs of the arch surrounds are indented to accommodate short columns with carved foliate capitals and shafts of polished granite. The capitals carry a cornice from which springs a simple concentric moulding to the base of the stone arch surround. Where the short cornice is continued between the columns either side of neighbouring arches, it is embellished with a carved diamond both above and below, except where space has been left to accommodate down pipes.

A stone plat-band marking the division between ground and first floors runs the length of the building above the crown of the rounder ground floor arched surrounds. This plat-band is crossed at right-angles by vertical stone bands which rise in line above the jambs of the pointed arches over the two entrance doors through to the hall and the doorway of the larger central shop front.

The smaller shopfronts have stall-risers, all of which are in blue brick except that in the archway immediately east of the large central shop unit which has one in red brick. The smaller shops all have a single doorway set back from the street with mosaic tiling in front of it and a window to the side. The glazing is either one single large window or two windows; one of a single large pane, the other divided by transoms.

Above the shop windows are friezes for signage, with the head of the arch above that filled with multi-paned windows.

The arches enclosing the entrances lack a frieze but have windows above the doors to fill the head of the arch. The larger, central shopfront has fluted pilasters to its sides, two large window panes with a transom over to the west, then curved transom windows either side of a doorway to the east with black and white checked tiles in front of the door. Above the window is a frieze which steps up to a higher central section.



At first-floor level, the nine bays take the form of a recessed panel between pilasters with the panels having a dentil detail at their tops. Three of the bays are narrower and six wider with the narrower bays corresponding with the entrance passageways and door to the large central shopfront, and the wider bays corresponding with the standard size shopfronts below.

The windows within the bays have 10 lights divided by a single mullion and four transoms, with the top pair of lights arched to fit the window head, they appear to be late-C20 replacements.

The windows are in deep reveals set back two stepped brick lengths from the plane of the wall. The surrounds over the window heads are in stone, these follow the jamb of the window down to join a plat-band which links all the windows at the level of their third transom up from the bottom. Below the eaves is another plain stone plat-band.

Each window has an iron balcony fixed below and above the cornice which acts as a sill.

The side elevation, facing east, is exposed only at the end of Keates Street where (in a lean-to porch) there is a double door with a pointed arch surround. The west elevation is abutted by surrounding properties.

The rear elevation, facing north towards Market Passage, is brick rendered to look like stone block-work, solid with the exception of a pair of double doors in a pointed-arch surround.

**INTERIOR:** there are two entrance corridors through to the main hall from Queen Street.

The main hall is one open space spanned by the patent glazing roof.

Floors are stone flags. Pairs of stalls under large arches line both east and west sides of the hall, some retaining shop signs and decorative and lettered glazing. The roof is supported by five curved trusses in rivetted wrought iron which cross the whole of the hall from east to west.

These trusses are supported by pairs of cast iron columns which are joined by their decorated capitals. The roof trusses spring from the front capitals, while the rear capitals support the round arches over boarded-over windows to the storage areas above the stalls on the east and west sides of the hall. The spandrels of the trusses are decorated with floral designs within circular borders.

The north wall of the hall has six, pointed-arched recessed panels. Below the second from the west of these panels is the double-height enclosed porch housing steps up to the doors to the main entrance on Market Passage.

In the third arch from the east is an inscribed stone commemorating the opening of the Market Hall in 1879. Some later stalls have been added against this north wall.

The ground floor level of the south elevation is the backs of the Queen Street shops. It is irregularly divided by pilasters and panels which correspond with those of the Queen Street shop units which align with the hall.

The spaces between the pilasters have windows and panelled doors, mostly blocked, some with shop signs.

The eastern and westernmost sections contain doorways through to Queen Street. At first floor level are five symmetrically arranged large, three-over-two sash windows.

# BURSLEM HERITAGE ASSETS RENEWAL

## THE MARKET HALL

### A HIDDEN GEM? | HOW IT MAY LOOK BENEATH THE PEELING PAINT & PLASTER



Before..... and After? View as You enter



We have crudely modeled the market hall interior. The simplistic application of a dark red brick to the plastered walls, and timber boarding to the roof soffit, begins to give a flavour of how the space may feel once it's cleaned up.

Our belief is that there will be fantastic brickwork detailing and stonework around the openings and recesses in the perimeter walls which will only add to the quality of the space.

We recommend investigation works be carried out at the earliest possible date to confirm if our suspicions are correct.

If they are, then the cleaned up space could have the feel of one of the great Victorian Stations, such as Kings Cross.

# BURSLEM HERITAGE ASSETS RENEWAL

## THE MARKET HALL

A HIDDEN GEM? | HOW IT MAY LOOK BENEATH THE PEELING PAINT & PLASTER



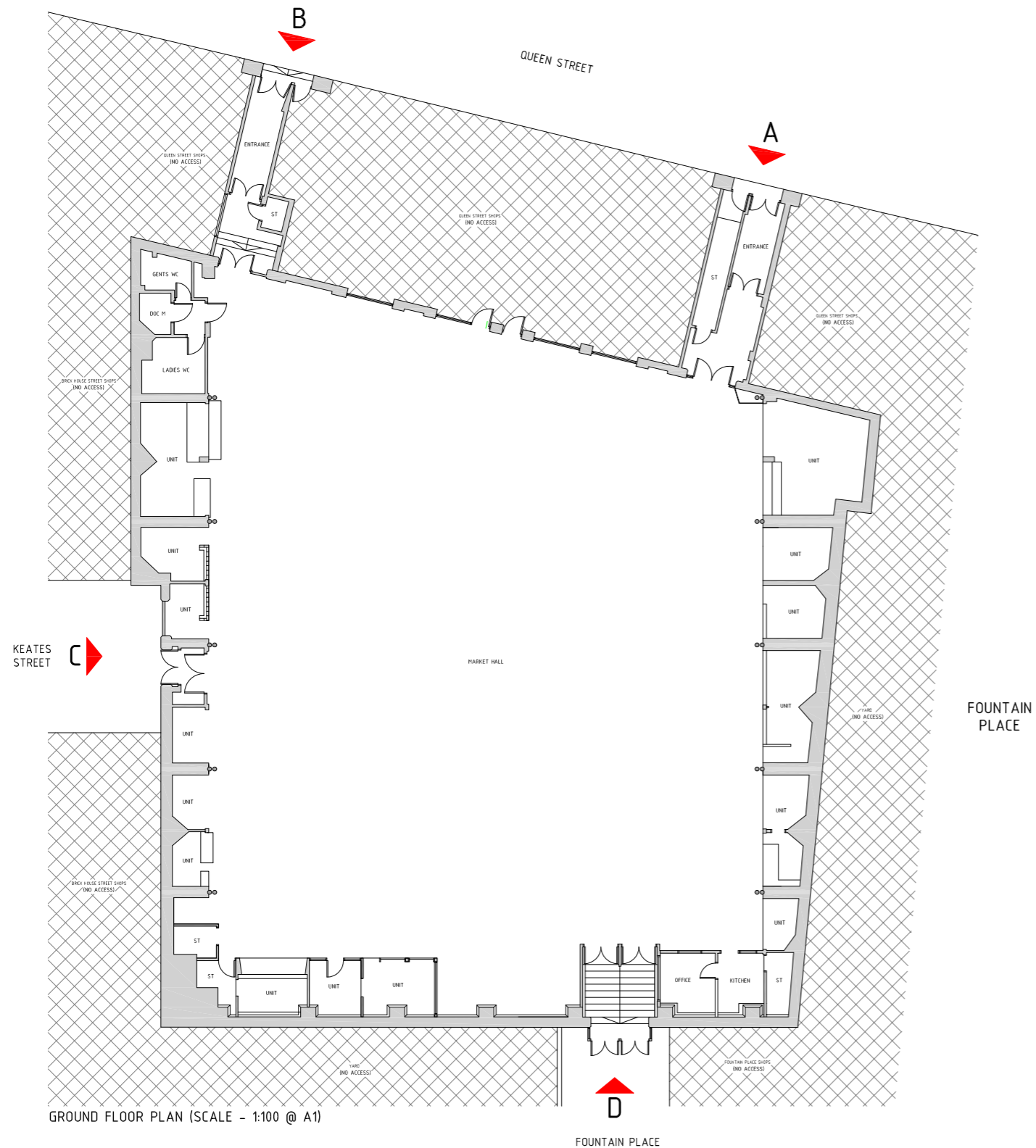
Before..... and After? View looking back at the entrance



# BURSLEM HERITAGE ASSETS RENEWAL

## THE MARKET HALL

### EXISTING BUILDING | SURVEY PLAN



#### WHAT NEEDS DOING?

- Any use will require the existing fabric to be renewed, so works to stabilise the structure, to repair (or even renew) the roof and ensure it is watertight, won't be wasted.
- We recommend investigation of the quality of the brickwork wall finish beneath the existing plaster and other facing boards – patch left by removal of the old clock appears to show very high quality (engineering?) brickwork.
- Deciding on a 'Front Door' location which can provide a meaningful and inclusive access to the building and then making cost effective interventions to reinforce its importance in the street-scape.
- Identification of the patina assets (old shop windows etc.) – with a view to protecting them

#### THOUGHTS ON POSSIBLE USES

- Obviously has potential as a Food Court – they've been successful elsewhere but is Burslem the right market for that use? – Similar proposal made by local developer which hasn't materialised – **we should investigate what the barriers were to their proposals.**
- A sequence of pop-ups, gradually building towards permanent occupation with a Craft & F&B/Entertainment use wouldn't take a huge capital outlay to get off the ground.
- Temporary pop-up uses could come in, even with parts of the building still in a poor state, to bring some cash and life in. This could be in support of wider Burslem Wheel events.
- The gradual re-population of the space could assist in increasing certainty for potential tenants to bring the right quality of offer. Something that local people will support and something that may attract outsiders too.
- The Claybody Theatre Group has submitted a brief to the client for potential occupation of the space. They may offer another route to Funding.
- The creation of a simple, multi-purpose/flexible performance space (a slightly raised stage and lighting rig) could mean that the F&B offer can be augmented by live performance events of varying types – MUSIC/THEATRE/COMEDY. This would also satisfy the needs of Claybody.
- If a more permanent theatre space obtained funding – then the building's volume would comfortably support a self-contained flexible stand alone 'black box' venue – i.e. a form set within the space with suspended gantries and lighting rigs as part of its construction (eg: Manchester's Exchange Theatre or Z Arts venue). This would, however limit the scope for a central communal drinking and dining area.

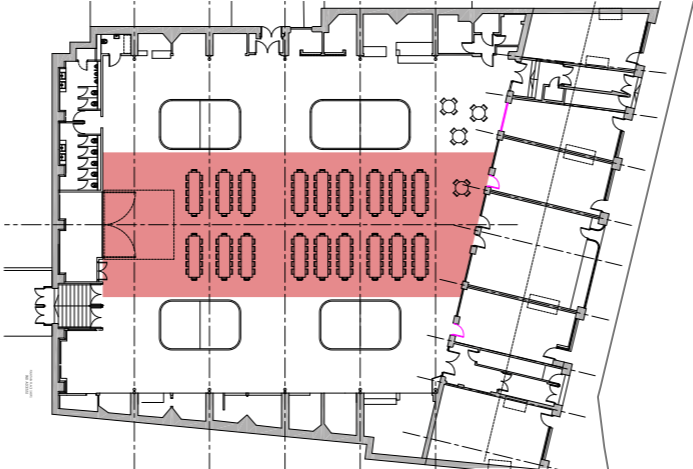
# BURSLEM HERITAGE ASSETS RENEWAL

## THE MARKET HALL

### CASE STUDY | CREWE MARKET - COMPARISONS WITH BURSLEM



Crewe Market Floor Plan



Conceptual Burslem Market Floor Plan  
The seating area will be smaller and more intimate feeling, requiring fewer outlets to serve and to animate it

Across the country, former Market Halls have recently been converted to destination event spaces offering a range of Food & Drink and craft market stalls. The most successful of these have often been in affluent areas such as Altrincham.

The potential to make similar conversion of the Market Hall in Burslem is obvious, and we understand that the concept has already attracted a potential local developer, who has floated proposals in the local media, working in collaboration with Our Burslem.

Unfortunately, this proposal has not materialised into something more firm. We assume that the costs associated with bringing the recently listed fabric back to life are considered too great. That, coupled with uncertainty as to the capacity in the local economy to support such an enterprise would make all but the most philanthropic developer nervous.

The refurbishment of Crewe Market Hall is an interesting comparative case study. Not least because it has taken place in a town which, like Burslem, has suffered greatly from the loss of its historic industry.

The developers have created a flexible central seating space within the linear building, fronted by newly inserted stalls at the perimeter. The stalls offer a range of food and drink, a few of them are craft and niche retail. The central space offers communal dining on furniture which is flexible and sturdy. Metal framed benches and long tables are topped with chunky reclaimed timber.

Live entertainment events - music, theatre, comedy etc - take place stage which can be set up at one end of the room.

Overhead, exposed services are suspended beneath the glazed north-light soffit. This includes suspended lighting over the space, extract for the units and a lighting rig over the stage area.

The building is longer and narrower than Burslem, but the proportions of its space create sufficient intimacy to make the utilitarian space feel special.

It must be pointed out that Crewe didn't have quite the same impediments to development, as the building was in continuous use, despite dwindling trade. However, we believe it is a model which could be learned from in the development at Burslem.



Images of Crewe Market In Use

# BURSLEM HERITAGE ASSETS RENEWAL

## THE MARKET HALL

### PROPOSALS | GROUND FLOOR LAYOUT -



#### CONCEPT

- The Market Hall is conceived as a multifunctional, flexible event space.
- By reactivation of the Keates St entrance we can create the hub of the Burslem Wheel discussed in the early pages of this report.
- It will be similar in nature to Crewe Market but it is slightly smaller, more intimate and will require fewer large-scale Food & Beverage [F&B] outlets to animate the space.
- There is additional opportunity at Burslem to utilise the adjoining Queen Street shop-front block, including its upper floors
- Specific units [1-4] have been drawn to illustrate a potential new build layout. However, the concept for the proposed works is the provision of a flexible infrastructure to allow development over time.

#### LAYOUT PRINCIPLES

- The two dark grey zones, either side of the central seating area, will be the location for a range of free-standing, new-build market 'pods', each assumed to be primarily F&B outlets.
- The zones will be serviced from above and below with all necessary mains services and extract to outside air.
- Their positioning is key to the functioning of the space. They are set 3m away from the existing perimeter kiosks, creating a pair of internal streets either side of the main central space.
- These streets will be animated by individual shop-front display cases which will re-use and renew the original shop-front fabric.
- The central space should feel busy but intimate.

#### MARKET HALL UNIT TYPES

- The F&B pods are pairs of single storey market stalls. They are of a scale that will suit a myriad of potential food preparation requirements. Pairs can be joined to create larger units.
- Kiosk Units 5, 10, 11 and 12 are of a slightly smaller scale. We have identified them as potentially offering smaller scale kitchen prep facilities.
- The remaining kiosks are considered too small for kitchen prep space, so would be home to a myriad of crafts, antique shops and small scale artisan workshops.

#### QUEEN STREET SHOP UNITS

- We have not had access to the Queen St shops or the upper floors - [dotted red line on the plan]
- It is obvious that the original shop-front sign-writing will be a key feature of the space. Interactions between the shops and the main space, which use those old frontages would be fantastic.
- Each of the four shops between the two access lobbies has the potential to open up to the main space. They could provide complementary uses while remaining stand-alone, with their own street presence.

#### FUNCTIONALITY

- We envisage that when reasonably full, the capacity of the space will be around 350 people. The existing toilet facilities are inadequate for that number.
- The flexibility of the space also requires an amount of storage to allow the central area to be re-configured and cleared out when necessary.
- We have shown a block of ancillary accommodation on the north wall, which provides inclusive WC provision and baby change.
- The existing wc provision could eventually be cleared to insert a full Changing Places facility.
- There is also a large store which could be supplemented by use of the shops A or F and the upper floor spaces on the Queen street side.
- There are four existing access points. It may be possible for one of these to be re-purposed to provide better vertical circulation to the upper floors on Queen St. Detailed analysis on escape provision should be carried out to justify this.

#### THE OPPORTUNITY

- We believe that the existing hidden fabric at The Market Hall, and it's proposed reconfiguration could create a really exiting and dynamic place to be.
- We have quickly modelled the space, to give a feel for how it might look. Those views are set out across the next few pages.

# BURSLEM HERITAGE ASSETS RENEWAL

## THE MARKET HALL

SKETCH VIEWS | 1. LOOKING ACROSS HALL FROM QUEEN ST ACCESS



**BURSLEM HERITAGE ASSETS RENEWAL**  
**THE MARKET HALL**  
**SKETCH VIEWS | 2. LOOKING ACROSS HALL FROM QUEEN ST EXIT**



**BURSLEM HERITAGE ASSETS RENEWAL**  
**THE MARKET HALL**  
**SKETCH VIEWS | 3. LOOKING ACROSS HALL FROM FIRST FLOOR**



**BURSLEM HERITAGE ASSETS RENEWAL**  
**THE MARKET HALL**  
**SKETCH VIEWS | 4. LIVE EVENTS ON THE FLEXIBLE, MOVABLE STAGE**



# BURSLEM HERITAGE ASSETS RENEWAL

## THE MARKET HALL

### SKETCH VIEWS | 5. OUTLETS ANIMATE THE SPACE



As well as food and drink, the Market has the opportunity to offer a range of potential tenants an outlet for their wares.

It is assumed that the perimeter kiosks will provide space for a complementary offer, be that crafts, artwork, antiques or whatever.

A small number of the perimeter kiosks could be refurbished to provide a platform for a multitude of different potential temporary occupants, bringing their wares in from outside for a particular event or short time period. Over time some of those occupants may wish to occupy their kiosk for a longer period and become a fixture of the space.

As the popularity of the space grows, there is scope for the craft/antique offer to grow alongside it. We envisage that the upper floor of the Queen Street shops could be used for this purpose, with a first floor deck being built against the south wall, allowing access through the existing large window openings to a set of upper floor stalls.



Perimeter Kiosks selling crafts from local artisans



Showcasing [and providing an outlet for] local talent



The upper floors could, over time, be brought into use with the addition of a first floor balcony level



A range of craft and vintage outlets could use the perimeter kiosks

# BURSLEM HERITAGE ASSETS RENEWAL

## THE MARKET HALL

### POTENTIAL USES | A FEW LIVE EVENTS THAT THE MARKET HALL COULD OFFER



A regular circuit of local bands could be supported...



Opportunities for new acts - Music and Comedy



A night out with the Claybody Theatre?

The space is large and flexible. Early on in its journey towards full refurbishment, it would be capable of holding large events which utilise the whole floor space. This assumes that the roof is made safe.

The permanent insertion of the F&B pods, creates a slightly more intimate central function space and changes the types of events that could take place.

We conceive that a simple Uni-Strut grid could be suspended above the whole central space. This would be connected to power and data and would effectively be a stage lighting and audio/visual rig which could support activities in any part of the space below.

This, together with the flexible, demountable stage would create opportunities for numerous types of live entertainment, some of which are set out in the images [left].

This infrastructure would support the Claybody Theatre Company's aspirations. They have also requested changing and Green room facilities which could be located in one of the outer shop units, or at first floor level.

The space isn't limited to live entertainment. It would also support craft and antique fairs and even large scale auctions.



Hiring a big screen could enable art house cinema....



... and watching big games



.....perhaps even Port Vale away?



Live acts needn't all be bands



Regular Art Battles showcasing local talent



The biggest quiz night around?

# BURSLEM HERITAGE ASSETS RENEWAL

## THE MARKET HALL

### MAKING AN ENTRANCE | FRONT DOOR OPTIONS



**Artists Impression of the Keates Stree Entrance.**  
It could become a dynamic and flexible forecourt to The Market Hall and the beating heart of The Burslem Wheel



Keates Street as Existing



Despite its prominent location, the Queen St Entrance offers much less scope



#### FRONT DOOR OPTION 1 - KEATES STREET

- Keates Street already provides Level access but is located in a less prominent position.
- The space in front of the existing doorway offers potential to be used as an outdoor drinking area.
- The forecourt also offers the opportunity for temporary crowd control measures at more major events.
- This space could develop and crystalise over time, to become the hub of The Burslem Wheel.
- The twin archways should be opened up and in-filled with new glazed doorways and signage.

#### FRONT DOOR OPTION 2 - QUEEN ST.

- Not currently level access. Would require steps and a ramp to be formed in the existing pavement.
- The existing pavement width is circa 2.5m to the front of the building. This would need to be widened in front of the doorway to facilitate a ramp and steps.
- This would be feasible but requires further design work and agreement with Highways.

# BURSLEM HERITAGE ASSETS RENEWAL

## THE MARKET HALL

### PROPOSALS | SCHEDULE OF AREAS

#### EXISTING BUILDING GROSS INTERNAL AREAS

Floor Level	Market Hall*		Queen St Retail		First Floor Resi**		Total	
	m2	ft2	m2	ft2	m2	ft2	m2	ft2
Ground	1,080	11,625	287	3,089	5	54	1,372	14,768
First	0	0		0	330	3,552	330	3,552
Second	0	0		0	250	2,691	250	2,691
<b>Total:</b>	<b>1,080</b>	<b>11,625</b>	<b>287</b>	<b>3,089</b>	<b>585</b>	<b>6,297</b>	<b>1,952</b>	<b>21,011</b>

Note: \* Market Hall clear floor area is circa 800m2 (8,600 ft2)

\*\* First & Second floors have not been surveyed. These figures are an estimate.

#### QUEEN STREET SHOPS - NET AREAS

Shops Unit Ref	Unit Areas		Notes
	m2	ft2	
A	37.5	404	This unit has a relationship with the street and it can also be accessed direct from the stair core. Could be support space for Market Hall or stand-alone retail space.
B	31.2	336	These four units have an internal relationship with the market hall space, and potentially offer secondary access to/from it. The wall between the units and the market hall contains original openings with original painted shopfront glazing, some of which is still covered by boarding.
C	38.4	413	
D	69.6	749	
E	38.1	410	This unit has a relationship with the street and it can also be accessed direct from the stair core. Could be support space for Market Hall or stand-alone retail space.
F	48.8	525	
<b>Total:</b>	<b>264</b>	<b>2,837</b>	

#### MARKET HALL COMMERCIAL UNITS NET AREAS

Market	Unit Areas		Unit Total		Notes
Unit Ref	m2	ft2	m2	ft2	
1.1	14.0	151	28.0	301	These are purpose built F&B units capable of operating as a single entity or as two units combined. Allow for power, gas, water, drainage, data. Extract ventilation assumed to be individual fan units on the roof of the outlet, ducted to outside air
1.2	14.0	151			
2.1	11.5	124	23.0	248	
2.2	11.5	124			
3.1	11.5	124	23.0	248	
3.2	11.5	124			
4.1	11.5	124	23.0	248	
4.2	11.5	124			
5.1	8.6	93	17.2	185	Assumed to be large enough for F&B use allow services as above
5.2	8.6	93			
6	7.0	76	7.0	76	These units are assumed to be small, stand alone retail kiosks
7	4.3	46	4.3	46	
8	4.2	45	4.2	45	
9	4.2	45	4.2	45	
10	24.1	259	24.1	259	Assumed to be large enough for F&B use
11.1	7.7	83	14.8	159	Double unit assumed to be large enough for F&B use
11.2	7.1	76			
12.1	6.5	70	12.0	129	Double unit assumed to be large enough for F&B use
12.2	5.5	59			
13	4.9	53	4.9	53	These units are assumed to be small, stand alone retail kiosks
14	4.2	46	4.2	46	
15	3.5	38	3.5	38	
16	3.6	39	3.6	39	
	Total:		201	2,164	

#### EXISTING GROSS AREA

- This has been partially broken down by the different areas in the building.
- The Queen Street retail units and the upper floors of the building have not been accurately surveyed and are a best guess at this stage.
- All areas are based on Affinity's simple ground floor measured building survey.
- We have doubts over the accuracy of this survey and recommend obtaining a full measured building survey, including first and second floor areas in order to progress the project further.

#### COMMERCIAL UNIT AREAS

- The new pods are all intended as F&B outlets. The ideal floor area for such units is around 11-12 m2.
- This can be increased by combining units.
- The existing perimeter units are assumed to incorporate their original frontages, thus limiting the area available. Some of them, if doubled up, could operate as F&B units, these have been identified in the schedule.
- The remainder are considered to be stand-alone kiosk units which could offer a range of artisan crafts, taking footfall from those in attendance for the live events.

#### OPTIONS FOR THE UPPER FLOORS

- The existing residential use is not compatible with amplified live performance in the adjoining hall and we envisage that these spaces will be mothballed, with a view to their gradual redevelopment through time.
- One thought is that individual craft studios could be created within the upper floor spaces which would enable artisans to rent studio/workshop space as well as their own retail counters and display cases.
- These units would be accessible by the public and could coalesce to become a craft centre, which would further enhance the overall cultural offer at The Market Hall and help generate footfall.
- An internal balcony could provide a direct connection between the hall and the upper floor spaces.



## **Appendix G – High Level Market Appraisal**

**VIABILITY APPRAISAL - PHASE 2**

**WEDGWOOD INSTITUTE, QUEENS THEATRE  
AND BURSLEM INDOOR MARKET  
BURSLEM  
STOKE-ON-TRENT  
STAFFORDSHIRE**

**JANUARY 10<sup>TH</sup>, 2023**

Dear Sirs

## **INSTRUCTIONS**

We refer to instructions received on December 20<sup>th</sup>, 2022 to provide a brief report confirming any potential interest in the three buildings in Burslem. We believe that you would also like us to provide likely values of the buildings once all the works have been completed to bring them to a lettable standard.

This report provides only indicative values, it is not a formal valuation. The values cannot be relied upon for lending or any other financial purposes.

We have pleasure in reporting to you as follows.

## **INTRODUCTION**

To reiterate from our previous report, the three buildings which are the subject of this viability appraisal are as follows.

The Grade II Listed Queens Theatre is situated on Wedgwood Street, less than 100m from the main thoroughfare of Market Place. It was originally commissioned as the Town Hall although this use had become obsolete by the time it was completed. The building began life as the Queens Hall, a venue for theatres, concerts and in the 1960's was well known as a dance venue. It has also been the home of the North Staffordshire Amateur Operatic and Dramatics Society although the need for repairs led to the building closing in 1998.

Behind the main thoroughfare of Market Place sits the former Wedgwood Institute, another Grade II\* Listed building on Queen Street. It is an imposing, ornate large red brick building, which stands on the

site of a former pottery works and was home to Burslem's public library until it closed in 2008 due to structural problems. The building is on the Heritage at Risk Register with some restoration work being undertaken in 2015 by the Prince's Regeneration Trust to safeguard the structure of the building.

Further along Queen Street is the now Grade II Listed Market Hall, built in the 1890's with its four Victorian archways to the front and its impressive iron and glass roof. Like many Victorian markets, it would have been a popular destination for shoppers but unfortunately it has recently been included in the Victorian Society's Top 10 most endangered buildings list with the roof now in danger of collapsing.

### **SUMMARY OF POTENTIAL OPTIONS FOR THE THREE SUBJECT BUILDINGS**

In considering potential uses for the three subject buildings, we looked at various traditional/obvious uses for the buildings and reported as follows.

It was our opinion that none of the three buildings would be suitable for a retail use. There is already a substantial amount of retail offering within a 2 mile radius of Burslem, with many local, regional and national retailers supporting the local conurbations. With regard to the office market, there are already new build office villages on Festival Park and south of the City at Trentham Lakes offering modern office facilities with car parking as well as the Genesis Centre, just north of Tunstall which provides purpose built, state-of-the-art serviced offices with on-site car parking. Therefore it was our opinion that office users were more likely to be attracted to these locations. An office use has already been considered for the Wedgwood Institute by the Princes Regeneration Trust but so far nothing has materialised.

The option to refurbish the space to provide enterprise centres or workshop space was considered, however there are a number of enterprise centres already in existence throughout Stoke-on-Trent and the City Council has recently created three more new enterprise centres, two in Stoke and one in Longton. Similarly looking at an industrial/warehousing/storage option, the most likely scenario would be that companies would ideally prefer to be located on one of the many industrial parks situated within a three mile radius of Burslem where the space is more suited to an industrial/warehousing use. None of the buildings are ideally suited for this type of use as modern light industrial/manufacturing require ground floor space with roller shutter door access as well as easy access for vehicles such as articulated lorries for loading and unloading purposes.

Leisure was considered to be the most likely use for the buildings and a Vision document has already been produced for the Queens Theatre which demonstrated the space could be multi functional, capable of hosting music concerts, comedy nights, wedding receptions and corporate events. Other ideas put forward were themed/adventure golf, Wacky Warehouse type of operation for children, inflatable theme park, Laser Quest, children's fun gym, music venues, wedding venues, comedy clubs and micro breweries.

The City Centre, being a federation of six towns, already has a wealth of different types of leisure venues from Mini Golf and Inflato on Festival Park, The Underground and The Sugarmill music venues, Comedy Kiln and Laugh Out Loud Comedy Club at the Regent Theatre and an Escape Room venue to name a few in Hanley. Further afield in the other towns, Fenton and Newcastle have golf themed venues, Longton has Jollees, a cabaret and live music venue and Burslem has Kilnworx, a climbing

centre, Teamsport, an indoor Go Karting Centre and The Old Post Office, 50m from the Queens Theatre, which reopened last year as a live music venue and bar. Therefore any leisure use attracted to the subject buildings is going to have to offer something different in order to compete with those venues already well established.

The Indoor Market could lend itself to a food court type operation while the Wedgwood Institute and possibly the Theatre could provide more of a restaurant/hospitality type of use. Exploring the food court use further, Crewe Market Hall is a good example of how this type of space can be rejuvenated to bring life back to an old building.

Crewe is situated approximately 13 miles north west of Burslem and the Grade II Listed Market Hall dates back to 1854. Following a £3m refurbishment and remodelling, the Hall now offers a range of high quality traders including fresh food retailers, independent eateries, artisan traders. There is a regular schedule of pop-up and speciality markets, community events and family activities including a regular Thursday quiz and live music nights on Fridays and Saturdays. The Town Centre also has over 15 car parks within a 10 minute walk of the Market Hall. The project was supported by the Government's Local Growth Fund through Cheshire and Warrington Local Enterprise Partnership as part of a £50m programme of investment in the Town Centre and is operated by Market Asset Management Limited. The Market celebrated a very successful first year in May 2022.

Six months ago an article appeared in the local Sentinel newspaper suggesting that many locals would like to see the reinstatement of the food court on the upper floor of the Potteries Shopping Centre. However, while taking newspaper articles somewhat with a pinch of salt, we believe that this has also been muted in meetings with the City Council highlighting a possible demand for this type of use. That said, the Victorian Indoor Market in Burslem is not in the City Centre although parallels could be drawn with Crewe.

Turning 40 miles south west, there is a multi-award winning market hall in Shrewsbury. Built in 1965 to replace the original Victorian Market Hall which was in a poor state of repair and condemned as dingy, unhygienic and unfit for purpose, the new market hall design was controversial from the outset. The market has a two-tier design with permanent stalls around the perimeter and originally over 100 movable benches mirroring a traditional pannier style market in the centre typically rented by farmers' wives, small producers and countrywomen selling eggs, butter, cheese etc. However about 25 years ago the benches were replaced by canopied stalls and more permanent market businesses took their place.

Today the market has a reputation as one of the best markets around with traditional market stalls alongside cosmopolitan cafes, award-winning artisan producers, vintage and antique sellers as well as craft and gift stalls. There is a resident artisan gin bar and six times a year the market hosts Saturday late night events. The market is jointly managed by Shropshire Council and Shrewsbury Town Council and there are 8 car parks within 6 mins walking distance.

To further highlight the demand for food courts, Derby, although some 40 miles south east from Burslem, is also investing more than £2m in a revamp of their food court within the Derbion Shopping Centre to provide new brands, more seating and a new look. The Centre's director has commented that although hugely popular with daytime shoppers, demand for the food court had increased over the last two years with the area now becoming a busy early evening destination supporting the Showcase Cinema, Hollywood Bowl, Paradise Island Adventure Golf and Derby Theatre.

## **FOLLOW-UP OF POTENTIAL USES**

At ButtersJohnBee, we keep a mailing list of parties who are interested in looking for property in Stoke-on-Trent and we can confirm that there is potential interest for unusual buildings and for uses such as pubs/clubs, restaurants, soft play and dance studios etc. While the potential requirement is not necessarily for Burslem itself, consideration would be given to the right building.

A hotel use has been considered, however from further discussions with hotel operators we believe that there is no requirement for Burslem Town Centre with hotel operators preferring locations on the periphery of town centres with easy access to major road networks and free parking.

We believe that all three of the buildings have previously been marketed in some capacity and therefore we can only assume that there has either been no interest whatsoever or no interest in the buildings in their current state. When buildings fall into disrepair, it is sometimes difficult to envisage how a building will look once refurbishment has taken place. The subject buildings were all built during the Victorian era for specific purposes and each will require a significant amount of investment both in money and time to repurpose them to modern day requirements whilst preserving their unique, historical features.

Currently it is not possible for potential interested parties to view any of the properties in order to gain even an indication of the configuration of each building and what could be achieved following any refurbishment works. With this in mind, it is our opinion that the buildings will only let if they are fit for occupation. Therefore the buildings should be wind and watertight, safe to access and have heating, lighting and electrics all in place.

## **PROPERTY SPECIFIC USES**

Following discussions with some parties who have shown interest in the past and based on the discussions above, we can comment further on each individual building. We have also been asked to provide likely values of the buildings, once all the works have been completed to bring them to a lettable standard. We have not been provided with any costing for the refurbishment of any of the buildings and therefore have not been able to include these in our calculations.

### Queens Theatre

Although the Theatre closed in 1998, some events have been held there up until 2014 at which time the Council carried out some works to stop water ingress. A Vision document has already been produced for the Theatre based on the space being multi functional, capable of hosting music concerts, comedy nights, wedding receptions and corporate events. Therefore in effect some initial work has already taken place in bringing forward a vision for the property.

Prior to the Covid pandemic, we were aware that there was a large demand for venues to hold Asian weddings, which are renown for having a large number of guests and it was proving extremely difficult to find a large enough space to accommodate the wedding receptions in the area. From discussions with members of the Asian community, this demand is still very much in existence with their interest being centred around both the Theatre and the Market Hall.

It has been suggested that space adjacent to the Theatre known as the Princes Hall could be refurbished to provide 10no. one bedroom residential apartments, 2no. two bedroom apartments and 9no. open plan mezzanine apartments. If this was to go ahead, we would suggest that this work is completed first to avoid any disturbance to events happening in the theatre.

With regard to our opinion of likely market value for the property

Potential income of main space, if commercially let	(pa) £20,800
Capitalised at 10%	<u>£208,000</u>
Less Costs at 5.8%	<u>£12,064</u>
	£195,936
(Say)	<u><b>£195,000</b></u>
19 x 1 Bed Apartments at £500 pcm	(pa) £114,000
2 x 2 Bed Apartments at £600 pcm	(pa) £14,400
Potential Income of Apartments, if fully let	(pa) £128,400
Capitalised at 10%	<u>£1,284,000</u>
Less Costs at 5.8%	<u>£74,472</u>
	£1,209,528
(Say)	<u><b>£1,200,000</b></u>

### Market Hall

Like the Theatre above, the large space available within the Market Hall lends itself as a venue for Asian weddings and funeral wakes. Alongside this, our discussions with community members revealed that there is also interest in operating the space as a community hub.

The Claybody Theatre Trust are a locally based theatre company whose aim is to provide a unique theatrical and cultural experience for the people of Stoke-on-Trent using non-theatre venues such as heritage spaces. Tapping into the wealth of local artistic talent, their first play, Ugly Duck, was performed in the Burslem School of Art in 2013. The company operates as a non-profit organisation basically “borrowing” buildings for performances. As they are short-term funding-based, they are unable to commit to long-term leases/rental, preferring to have a partnership type role rather than pay rent.

In 2020 the Claybody Theatre Trust put forward an informal tender proposal to Stoke-on-Trent City Council to purchase the Market Hall and two shops backed by Heritage Lottery funding. The Claybody Theatre Trust’s vision for the Market Hall was to provide a wide scope of uses as a cultural venue, community space, leisure space, exhibition space and also for commercial uses. Their bid was unsuccessful.

As the company enters its 10<sup>th</sup> year, they have been offered 3 years of funding within Arts Council England’s National Portfolio from April 2023. Working in partnership with local organisations such as the YMCA, Sixth Form College, City Learning Trust and local schools and

academies, the funding will enable them to offer children and young people access to the arts and arts-based learning.

From discussions with their Artistic Director, the Company are still very much interested in the Market Hall.

With regard to our opinion of likely market value for the property

Potential Income of Main Space, if commercially let Capitalised at 10%	(pa) £20,800
	<hr/> £208,000
Less Costs at 5.8%	<hr/> £12,064
	<hr/> £195,936
(Say)	<hr/> <b>£195,000</b>

#### Wedgwood Institute

Situated opposite the Burslem School of Art and less than 50m from the Market Hall, the Wedgwood Institute is a beautiful building on the outside, but inside there are a number of different sized rooms spread mainly over ground and first floor, although there is an element of a second floor. The most likely use for the space would be as enterprise units however, as stated above, Stoke-on-Trent already has a good number of enterprise centres.

The Burslem Enterprise Centre, situated on the B5051 Moorland Road, is managed by Stoke-on-Trent City Council and has over 30 offices and workspaces plus 14 high-quality furnished offices on the first floor with a small kitchen area. The centre has free on-site car parking, a reception and waiting area and central post/parcel facility. The space ranges from 11 to 71 sq.m. and is available on a monthly license agreement. At Middleport Pottery on Port Street, there are a number of studios for individual creative businesses and also a clay college offering skill based ceramic courses. This space is managed by Prince's Regeneration Trust.

Assemble Studio is a workspace provider for designers, artists and fabricators. They design, build and manage workspace and shared workshop facilities with the aim to enable and support collaboration across disciplines. In our discussions with Assemble Studio, it appears that they have no requirement for Stoke-on-Trent and are not interested in the Wedgwood Institute.

If the Wedgwood Institute is refurbished to provide enterprise units/workspace, the main issue will be management of the units. The Princes Regeneration Trust have pulled out and the City Council are concentrating their efforts on the three newly created enterprise centres in Stoke and Longton and do not have the staff to commit to the project. Even if it was possible to find a company to take on the management role for an enterprise use, interest may only be marginal and the letting of units could be very slow due mainly to problems with access and parking.

With regard to our opinion of likely market value for the property

Potential Lettable Area	(sq.ft.) 13,703
Let at £10 psf	(pa) £137,030
Less Management Costs at 10%	<hr/> (pa) £13,703

Total Potential Income if commercially fully let	(pa) £123,327
Capitalised at 9%	<hr/> £1,370,300
Less Costs at 5.8%	<hr/> £79,477
	<hr/> £1,290,823
(Say)	<hr/> <b>£1,290,000</b> <hr/>

## **SUMMARY**

From our discussions, it is evident that both the local community and the Claybody Theatre Trust have an interest in the Queens Theatre and the Market Hall. As stated previously, in 2020 the Claybody Theatre Trust put together a proposal for the Market Hall, which was rejected and a Vision document (date unknown) has also been produced for the Theatre. Both put forward proposals for multi-functional space.

The Wedgwood Institute is proving more difficult. While it is likely there will always be demand for individual rooms or small amounts of space, the cost of refurbishment is going to far outweigh any gain from revenue. In a 2004 review document of the Burslem Masterplan and Urban Design Action Plan commissioned by the Burslem Regeneration Company and the North Staffordshire Regeneration Partnership strongly supported the view that the beautiful façade should be retained at all costs but the remainder of the building should be demolished and redeveloped. This is certainly food for thought.

The issues still remain with large vehicles having to negotiate narrow streets for loading/unloading purposes and the lack of car parking in Burslem. Whilst some organisations may be able to negotiate parking at other venues, for example Port Vale Football Club, in most cases it will be down to the visitors to find their own parking and this could certainly put off some visitors, especially if they are disabled or need to have the ability to park close to the venue. Likewise the success of any venture depends on repeat business and if visitors spend too much time searching for car parking, it will certainly have a bearing on how many times they visit. Even the 2004 Masterplan Review stated *“Car parking is an issue which clearly affects footfall to retail. The lack of clear, safe, secure, well-lit and cheap (or free) car parking is a serious drawback, as is the number and location of existing parking facilities”* and *“The issue of heavy traffic and car parking within the Town Centre was seen as a major deterrent to attracting people to live there”*.

A good example of the effect that car parking can have has been demonstrated in Hanley City Centre. Visitors to the Victoria Hall and Regent Theatre enjoyed free parking after 6pm on the City Centre car parks and productions at the venues were very well attended. Once the City Council decided to apply a charge to use the City Centre car parks in the evenings, there was a distinct drop in the number of visitors attending productions.

There is some speculation that proposals for a Very Light Railway (VLR) are being considered by Stoke-on-Trent City Council as part of its new Transport Strategy and Delivery Plan. It is reported that the VLR would connect residential areas with key destination such as employment and retail centre as well as linking into key transport hubs such as railway and bus stations to enhance the existing network and travel options. Based on demand analysis, three lines have been shortlisted and Burslem lies on the northern line, which appears to have the highest demand and would most likely be Phase 1 of the Delivery Plan. However it appears that this increased connectivity comes at a price with investment

costs estimated to be over £400 million and so far, the VLR has only been implemented in Qatar although Coventry has received funding to further develop proposals.

In conclusion, the likely values are provided without knowledge of the estimated refurbishment costs however it is anticipated that these costs will have a negative impact on the viability of the project. The current economic situation of soaring energy costs could have a further detrimental effect on Burslem Town Centre as a whole as retailers and leisure providers struggle to keep afloat.

None of the options discussed in this report are a “quick-fix” with each building requiring large scale investment to achieve modern safe standards. This said, while the buildings remain empty, the depreciation will continue unless measures are taken to halt this. Furthermore in their current state, none of the buildings are even safe for potential interested parties to view leading to a “Catch 22” situation whereby parties can’t demonstrate viable interest until they have actually seen the space and understand what is available and this can’t happen because the buildings are not safe.

We believe that this report has demonstrated there is interest in the buildings which could enhance and support the local community and breathe new life into both historic buildings and Burslem as a whole.

# Appendix H – Cost Plans

**Indoor Market**

**at**

**Burslem, Stoke-on-Trent**

**for**

**Stoke-on-Trent Council**

**ORDER OF COST ESTIMATE NR.1a**

**DATE: 2nd May 2023**



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**Quality Assurance**

# **CONTENTS**

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- 2 FINANCIAL SUMMARY**
- 3 ASSUMPTIONS & EXCLUSIONS**
- 4 AREA SCHEDULE**
- 5 BACK COVER**

## EXECUTIVE SUMMARY

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- The purpose of this Order of Cost Estimate (OCE) is to provide Stoke-on-Trent council with a forecast cost position for the proposed redevelopment in Burslem Town centre following dialogue with the Architect.
- This OCE only includes the repair, restore and refurbishment of the existing building on Queen Street. The proposed works include; safeguarding the building, stripping off the plaster on the walls and refurbishing the building into flexible market hall space for food and craft market and entertainment.
- Two entrance strategies were proposed, but at current early stage of design, we deemed that there are no significant cost difference between them.
- Following client request, we included a 15% contingency allowance for client retained contingency.
- The Cost Limit for this scheme equates to **£2,756/m2**. This excludes VAT.
- This feasibility estimate has been based on scheme specific benchmark rates inflated to 1Q 2023.
- Our costs have been based on limited information at this stage and should be treated as an “order of cost” only until further detail can be provided.

# FINANCIAL SUMMARY

Gross Internal Floor Area (m2):					1,367			Comment
Ref	Element	Qty	Unit	Rate	Total Amount	Total Cost Per m2	Percentage % of Cost Limit	
0. Safeguarding existing building		1	sum	118,500	£ 119,000	£ 61	3%	Refer to Condition Survey
1. Minor demolition and alternation works		1	allow	2,000	£ 2,000	£ 1	0%	
	E/O for manual removal of existing plaster on exterior walls	2,324	m2	100	£ 233,000	£ 119	6%	1.7 floor to wall ratio.
2. Stairs and Ramps		1	allow	7,500	£ 8,000	£ 4	0%	
3. Internal Walls, Partitions & Doors		1,367	m2	204	£ 279,000	£ 143	6%	
4. Internal Finishes		1,367	m2	261	£ 357,000	£ 183	8%	assumed shell & core finishes only, excludes operator fit-out
5. Fittings, Furnishings and Equipment		1,367	m2	72	£ 99,000	£ 51	2%	
6. MEP Services		1,367	m2	825	£ 1,128,000	£ 578	24%	
	E/O for overhead rigs of lighting	1	allow	10,000	£ 10,000	£ 5	0%	to adapt for flexible arrangement of lighting fixtures
7. Lifts								No lift required in Architect's proposal
8. Abnormals								
	E/O for repair & restore to Queen Street retail units shopfront	6	nr	25,000	£ 150,000	£ 77	3%	
	E/O for roof configuration to allow ventilation	10	nr	5,000	£ 50,000	£ 26	1%	For extract hood above food kiosks
	E/O for ventilation shafts	10	nr	5,000	£ 50,000	£ 26	1%	For extract hood above food kiosks
	E/O for alternative building method	1,367	m2	50	£ 69,000	£ 35	1%	Allowed for mixture of modern and traditional building approaches
	E/O for protection to elements of historical significance.	1	allow	25,000	£ 25,000	£ 13	1%	
BUILDING WORKS					£ 2,579,000	£ 1,321	55%	
9. Main Contractors Preliminaries		20.00%			£ 516,000	£ 264	11%	
	Additional insurance over heritage work	1.00%			£ 26,000	£ 13	1%	
BUILDING WORKS (incl. MC's Prelim)					£ 3,121,000	£ 1,599	67%	
10. Main Contractors Overheads and Profit		10.00%			£ 313,000	£ 160	7%	
BUILDING WORKS (incl. MC's Prelim & OH&P)					£ 3,434,000	£ 1,759	74%	
11. Project / Design Team Fees		10.00%			£ 344,000	£ 176	7%	
12. Other Development / Project Costs		3.00%			£ 104,000.00	£ 53	2%	
	Client Direct Loose FF&E (EXCLUDED)	EXCL.						
BASE COST ESTIMATE					£ 3,882,000	£ 1,989	83%	
13. Risks (Design, Construction & Employer)								
	Design	7.50%			£ 292,000	£ 150	6%	
	Construction	7.50%			£ 292,000	£ 150	6%	
	Employer	5.00%			£ 195,000	£ 100	4%	
TOTAL (excluding inflation)					£ 4,670,000	£ 2,392	100%	
14. Client Contingency		15.00%			£ 701,000	£ 359	15%	
COST LIMIT (Incl. Client Contingency)					£ 5,380,000	£ 2,756		

Note: Value Added Tax (VAT) in relation to buildings is a complex area. Therefore, it is recommended that VAT be excluded from order of cost estimates. It is recommended that specialist advice is sought on VAT matters to ensure that the correct rates are applied to the various aspects of a building project.

## **ASSUMPTIONS & EXCLUSIONS**

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### **Assumptions**

- 1 We have incorporated the safeguarding works recommended in the building's condition survey.
- 2 This feasibility estimate has been based on scheme specific benchmark rates inflated to 1Q 2023.
- 3 Commercial units are finished up to CAT A fit-out standards.
  - Raised floors and suspended ceilings (with a basic finish)
  - Basic mechanical and electrical services
  - Fire detection services and smoke alarms
  - Air-conditioning and ventilation (HVAC)
  - Basic internal finishes
- 4 Provisional allowance of £10K to overhead rigs of lighting.
- 5 Provisional allowance of £25K to protect building elements of historical significance.
- 6 Retail units on Queen Street and refresh of existing store front.
- 7 Assumed the brickworks underneath existing plaster are satisfactory for indented use and no significant defects to be discovered.
- 8 All planning matters can be determined.
- 9 Full compliance with Building Regulations.
- 10 Works carried out as a single contract with one main contractor.
- 11 Preliminaries included at 20%.
- 12 OH&P included at 10%.
- 13 Development costs included at 3%.
- 14 Risk Allowances of 20% is included.
- 15 Client Contingency is included at 15%.

### **Exclusions**

- 1 Value Added Tax (VAT)
- 2 Tender inflation and construction inflation
- 3 Client direct loose furniture and fittings.
- 4 Lifts are excluded for this stage of works.
- 5 Works to residential units on upper levels
- 6 Phased construction method or sectional completion.
- 7 Contamination or invasive vegetation and the like unless noted above.
- 8 Party wall agreements, rights of light and easement issues.
- 9 Weekend and out of hours working including accelerated working.
- 10 Extensive Client changes post contract.
- 11 Post completion maintenance agreements.
- 12 Works outside boundary except where highlighted in the external works.

### **Documents List:**

**Indoor Market**

**Burslem, Stoke-on-Trent**

**Order of Cost Estimate Nr.1a**



**ASSUMPTIONS & EXCLUSIONS**

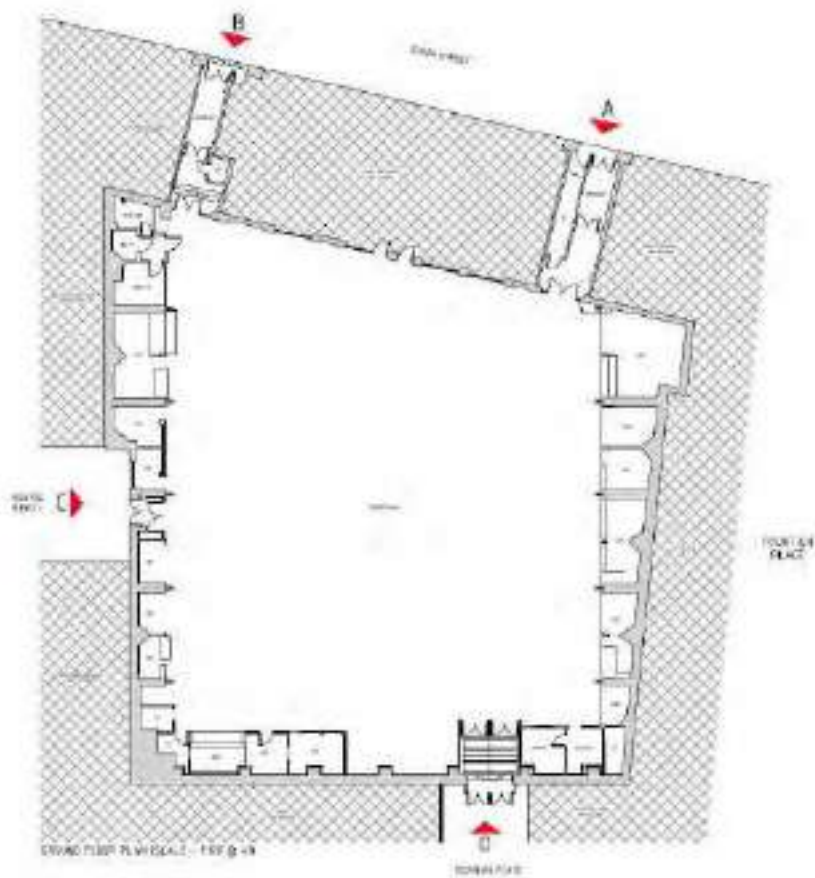
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Burslem Market\_condition survey\_V5\_client issue\_Feb23

Market Update for QS (from Architect / Stride Treglown)

## Proposed Floor Plan

existing Ground Floor



Proposed Ground Floor



## Area Schedule

### EXISTING BUILDING GROSS INTERNAL AREAS

Floor Level	Market Hall*		Queen St Retail		First Floor Resi**		Total	
	m2	ft2	m2	ft2	m2	ft2	m2	ft2
Ground	1,080	11,625	287	3,089	5	54	1,372	14,768
First	0	0		0	330	3,552	330	3,552
Second	0	0		0	250	2,691	250	2,691
<b>Total:</b>	<b>1,080</b>	<b>11,625</b>	<b>287</b>	<b>3,089</b>	<b>585</b>	<b>6,297</b>	<b>1,952</b>	<b>21,011</b>

Note: \* Market Hall clear floor area is circa 800m2 (8,600 ft2)

\*\* First & Second floors have not been surveyed. These figures are an estimate.

Queens Theatre

at

Burslem, Stoke-on-Trent

for

Stoke-on-Trent Council

## ORDER OF COST ESTIMATE NR.1a

DATE: 2nd May 2023



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Quality Assurance

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## **EXECUTIVE SUMMARY**

---

- The purpose of this Order of Cost Estimate (OCE) is to provide Stoke-on-Trent council with a forecast cost position for the proposed redevelopment in Burslem Town centre following dialogue with the Architect.
- The OCE only includes repair, alteration and refurbishment of the existing building on Wedgwood Street. The proposed works include; safeguarding the building, adjustment to the floor layout, and the addition of a bar to regenerate the building into the two options of usage below:
- Option 1 - Multi-functional hall for Queen's Theatre; Residential apartments for Princess Hall
- Option 2- Multi-functional hall for Queens's Theatre; Ground floor commercial unit & 1st floor Residential unit for Princess Hall.
- Following client request, we have included a 15% contingency allowance for client retained contingency.
- The Cost Limit for this scheme equates to **£3,323/m2 for option 1 and £3,444/m2 for option 2**. This excludes VAT.
- This feasibility estimate has been based on scheme specific benchmark rates inflated to 1Q 2023.
- Our costs have been based on limited information at this stage and should be treated as an “order of cost” only until further detail can be provided.

FINANCIAL SUMMARY		Option 1 Resi & Commercial (higher portion of Resi)						Option 2 Resi & Commercial (lower portion of Resi)						Comment			
Gross Internal Floor Area (m2):		3,705						3,705									
Ref	Element	Qty	Unit	Rate	Total Amount	Total Cost Per m2	Percentage % of Cost Limit	Qty	Unit	Rate	Total Amount	Total Cost Per m2	Percentage % of Cost Limit				
0.	Safeguarding existing building	1	sum	325,699 £	326,000 £	88	3%	1	sum	325,699 £	326,000 £	88	3%	Refer to Condition Survey Minimal layout change for option 1			
1.	Minor demolition and alternation works	1	allow	10,000 £	10,000 £	3	0%	232	m2	100 £	24,000 £	6	0%				
2.	Stairs and Ramps	1	allow	7,500 £	8,000 £	2	0%	1	allow	7,500 £	8,000 £	2	0%	Commercial units at ground floor for option 2, higher spec for CRU			
3.	Internal Walls, Partitions & Doors	3,705	m2	185 £	686,000 £	185	6%	3,705	m2	204 £	754,000 £	204	7%				
4.	Internal Finishes	3,705	m2	290 £	1,075,000 £	290	10%	3,705	m2	261 £	968,000 £	261	9%	Commercial units at ground floor for option 2, less expensive finishes for lessee will complete Tenant Improvement			
5.	Fittings, Furnishings and Equipment	3,705	m2	80 £	297,000 £	80	3%	3,705	m2	72 £	267,000 £	72	2%	Commercial units at ground floor for option 2, less expensive FF&E for lessee will complete Tenant Improvement			
	E/O for bar	1	allow	100,000 £	100,000 £	27	1%	1	allow	100,000 £	100,000 £	27	1%	Commercial units at ground floor for option 2, higher spec for CRU			
	E/O for commercial kitchen	1	allow	250,000 £	250,000 £	67	2%	1	allow	250,000 £	250,000 £	67	2%				
6.	MEP Services	3,705	m2	750 £	2,779,000 £	750	26%	3,705	m2	825 £	3,057,000 £	825	28%	2 No. of lifts, 1 No. of elevated pavement			
7.	Lifts	3	nr	30,000 £	90,000 £	24	1%	3	nr	30,000 £	90,000 £	24	1%				
8.	Abnormals													Allowed for mixture of modern and traditional building approaches			
	E/O risk allowance for alternative building method	3,705	m2	50 £	186,000 £	50	2%	3,705	m2	50 £	186,000 £	50	2%				
	E/O for protection to elements of historical significance.	1	allow	100,000 £	100,000 £	27	1%	1	allow	100,000 £	100,000 £	27	1%				
	E/O for acoustic works between CRU and Resi E/O for super crossing (EXCLUDED)	714	m2 EXCL.	25 £	18,000 £	5	0%	270	m2 EXCL.	25 £	7,000 £	2	0%				
BUILDING WORKS				£	5,925,000	£	1,599	55%	£				6,137,000	£	1,656	55%	Longer duration for Option 2 due to phased construction.
9.	Main Contractors Preliminaries	20.00%		£	1,185,000	£	320	11%	20.00%	£	1,228,000	£	331	11%			
	additional insurance over heritage work	1.00%		£	60,000	£	16	1%	1.00%	£	62,000	£	17	1%			
BUILDING WORKS (incl. MC's Prelim)				£	7,170,000	£	1,935	67%	£				7,427,000	£	2,005	67%	
10.	Main Contractors Overheads and Profit	10.00%		£	717,000	£	194	7%	10.00%	£	743,000	£	201	7%			
BUILDING WORKS (incl. MC's Prelim & OH&P)				£	7,887,000	£	2,129	74%	£				8,170,000	£	2,205	74%	
11.	Project / Design Team Fees	10.00%		£	789,000	£	213	7%	10.00%	£	817,000	£	221	7%			
12.	Other Development / Project Costs Client Direct Loose FF&E (EXCLUDED)	3.00%	EXCL.	£	237,000.00	£	64	2%	3.00%	£	246,000.00	£	66	2%			
BASE COST ESTIMATE				£	8,913,000	£	2,406	83%	£				9,233,000	£	2,492	83%	
13.	Risks (Design, Construction & Employer)																
	Design	7.50%		£	669,000	£	181	6%	7.50%	£	693,000	£	187	6%			
	Construction	7.50%		£	669,000	£	181	6%	7.50%	£	693,000	£	187	6%			
	Employer	5.00%		£	446,000	£	120	4%	5.00%	£	462,000	£	125	4%			
TOTAL (excluding inflation)				£	10,700,000	£	2,888	100%	£				11,090,000	£	2,993	100%	
14.	Client Contingency	15.00%		£	1,605,000	£	433	15%	15.00%	£	1,664,000	£	449	15%			
COST LIMIT (Incl. Client Contingency)				£	12,310,000	£	3,323		£				12,760,000	£	3,444		

Note: Value Added Tax (VAT) in relation to buildings is a complex area. Therefore, it is recommended that VAT be excluded from order of cost estimates. It is recommended that specialist advice is sought on VAT matters to ensure that the correct rates are applied to the various aspects of a building project.

## **ASSUMPTIONS & EXCLUSIONS**

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### **Assumptions Option 1**

- 1 We have allowed for 2 nos. of lift and 1 no. of platform lift within our estimate.
- 2 We have incorporated the safeguarding works recommended in the building's condition survey.
- 3 This feasibility estimate has been based on scheme specific benchmark rates inflated to 1Q 2023.
- 4 Commercial units are constructed to CAT A, which provides:
  - Raised floors and suspended ceilings (with a basic finish)
  - Basic mechanical and electrical services
  - Fire detection services and smoke alarms
  - Air-conditioning and ventilation (HVAC)
  - Basic internal finishes
- 5 Assumed lessee to complete Tenant Improvement for CRUs
- 6 Provisional allowance of £100K to protect building elements of historical significance.
- 7 All planning matters can be determined.
- 8 Full compliance with Building Regulations.
- 9 Works carried out as a single contract with one main contractor.
- 10 Preliminaries included at 20%.
- 11 OH&P included at 10%.
- 12 Development costs included at 3%.
- 13 Risk Allowances of 20% is included.
- 14 Client Contingency is included at 15%.

### **Exclusions Option 1**

- 1 Value Added Tax (VAT).
- 2 The proposed super-crossing on Wedgwood Street.
- 3 Tender inflation and construction inflation.
- 4 Client direct loose furniture and fittings.
- 5 Repair or Re-upholstery of existing seats in Queens Theatre.
- 6 Contamination or invasive vegetation and the like unless noted above.
- 7 Party wall agreements, rights of light and easement issues.
- 8 Weekend and out of hours working including accelerated working.
- 9 Extensive Client changes post contract.
- 10 Post completion maintenance agreements.
- 11 Works outside boundary except where highlighted in the external works.

### **Documents List:**

Queens Theatre\_condition survey\_V2\_client issue\_Feb23  
22119 Queens Theatre, Burslem Options Appraisal DRAFT  
GIA date from Architect / Affinity

### **Assumptions Option 2**

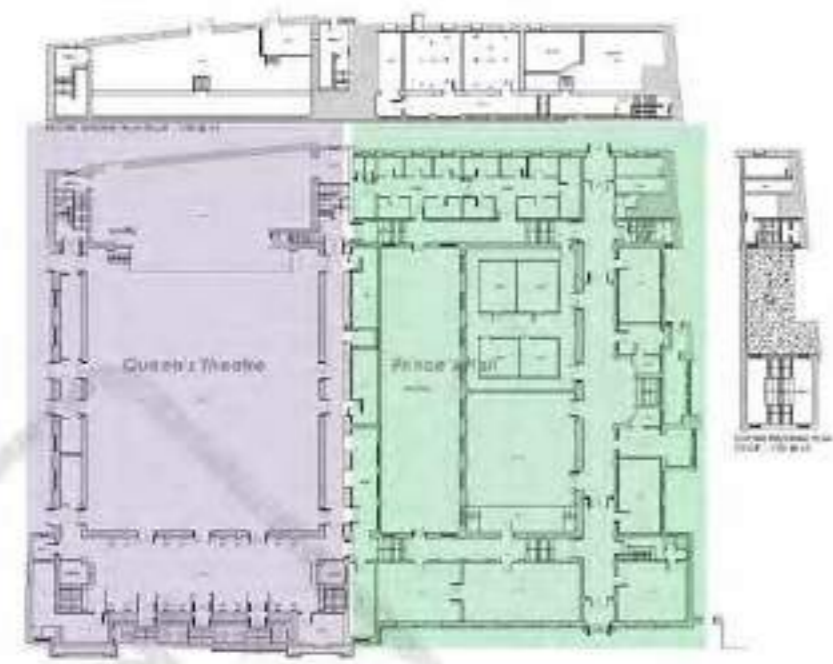
- 1 We have allowed for 2 nos. of lift and 1 no. of platform lift within our estimate.
- 2 We have incorporated the safeguarding works recommended in the building's condition survey.
- 3 This feasibility estimate has been based on scheme specific benchmark rates inflated to 1Q 2023.
- 4 Commercial units are constructed to CAT A, which provides:
  - Raised floors and suspended ceilings (with a basic finish)
  - Basic mechanical and electrical services
  - Fire detection services and smoke alarms
  - Air-conditioning and ventilation (HVAC)
  - Basic internal finishes
- 5 We have allowed for one centralized MEP service system and control.
- 6 Phased construction method is allowed with single mobilization and de-mobilization.
- 7 Assumed lessee to complete Tenant Improvement for CRUs
- 8 Provisional allowance of £100K to protect building elements of historical significance.
- 9 All planning matters can be determined.
- 10 Full compliance with Building Regulations.
- 11 Works carried out as a single contract with one main contractor.
- 12 Preliminaries included at 20%.
- 13 OH&P included at 10%.
- 14 Development costs included at 3%.
- 15 Risk Allowances of 20% is included.
- 16 Client Contingency is included at 15%.

### **Exclusions Option 2**

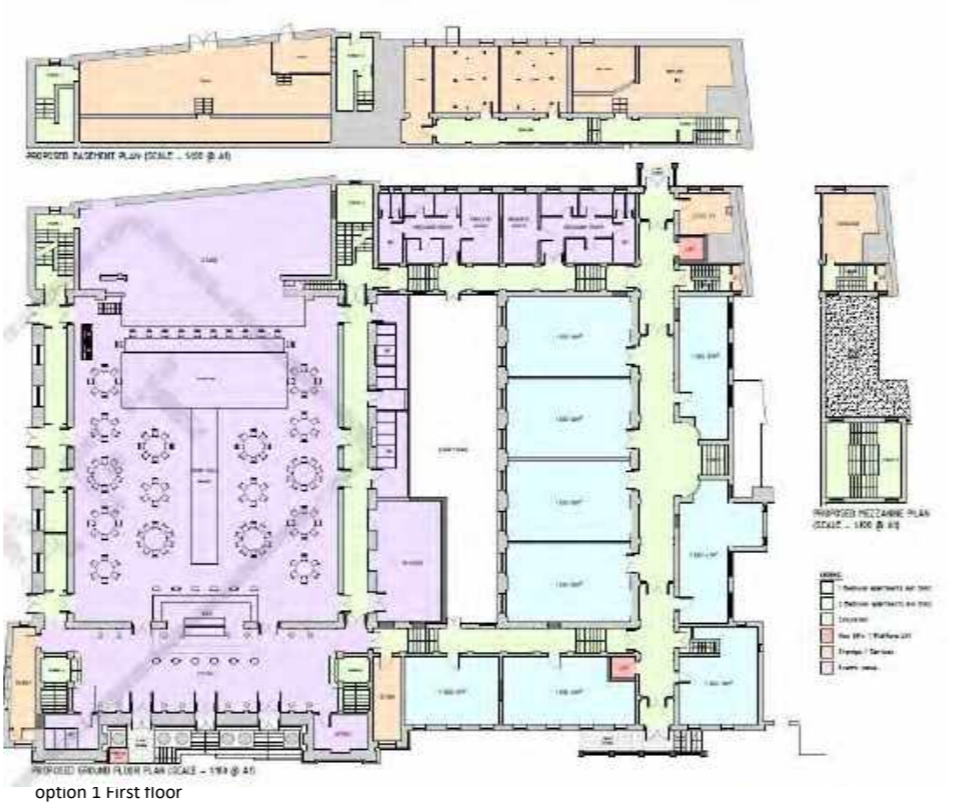
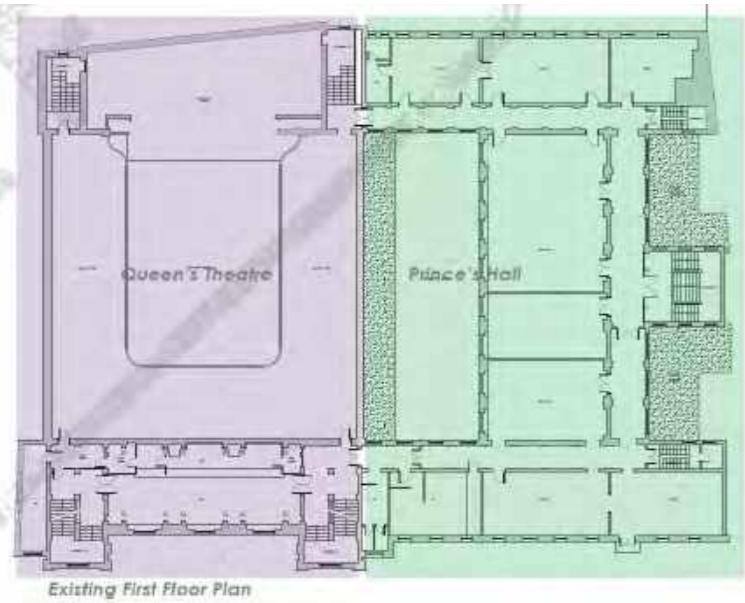
- 1 Value Added Tax (VAT).
- 2 The proposed super-crossing on Wedgwood Street.
- 3 Tender inflation and construction inflation.
- 4 Client direct loose furniture and fittings.
- 5 Repair or Re-upholstery of existing seats in Queens Theatre.
- 6 Multiple mobilization and demobilization is excluded.
- 7 Contamination or invasive vegetation and the like unless noted above.
- 8 Party wall agreements, rights of light and easement issues.
- 9 Weekend and out of hours working including accelerated working.
- 10 Extensive Client changes post contract.
- 11 Post completion maintenance agreements.
- 12 Works outside boundary except where highlighted in the external works.

Proposed Floor Plan

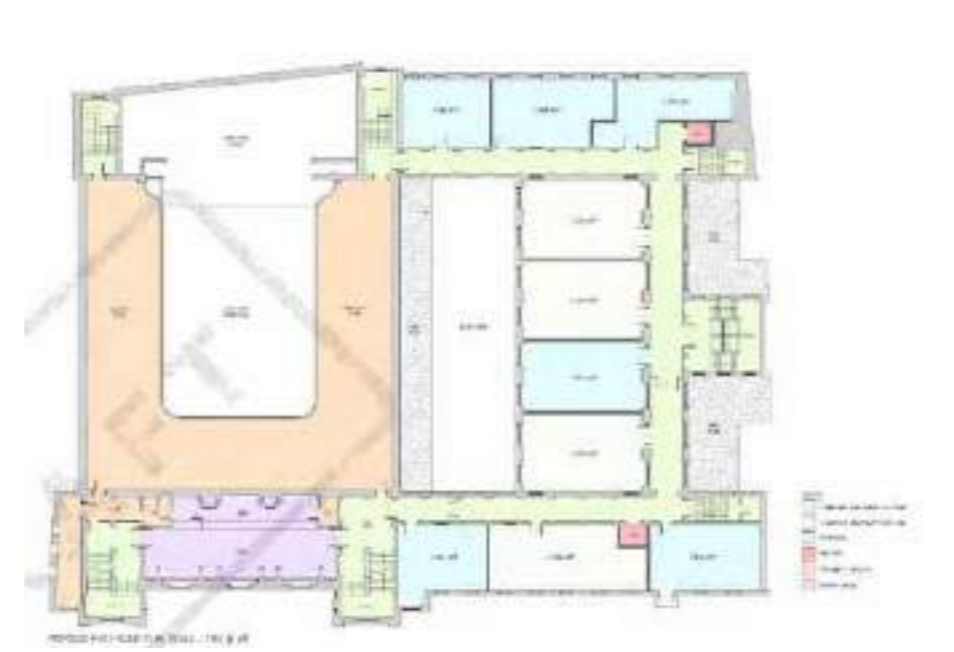
existing Ground Floor



Existing First Floor



option 1 First floor



option 2 Ground Floor



option 2 First Floor



Area Schedule

Total

Ground Floor: 1955 sqm (excl. courtyard)  
First Floor: 1157 sqm (excl. gallery void and courtyard)  
Upper Floor: 593 sqm ( excl. void over main hall)

Option 1

<b>Proposed Basement</b>	
Storage/services	219sqm
Circulation	107sqm
<b>Ground Floor</b>	
Storage/services	67.1sqm
Circulation	474.1sqm
New lifts	8.8sqm
Event Space	1009.1sqm
Residential space	443.8sqm
<b>First Floor</b>	
Storage/services	417.1sqm
Circulation	357.7sqm
New lifts	7sqm
Event Space	109.1sqm
Residential space	269.9sqm
<b>Second Floor</b>	
Storage/services	52.4sqm
Circulation	88.6sqm
Event Space	426.9sqm

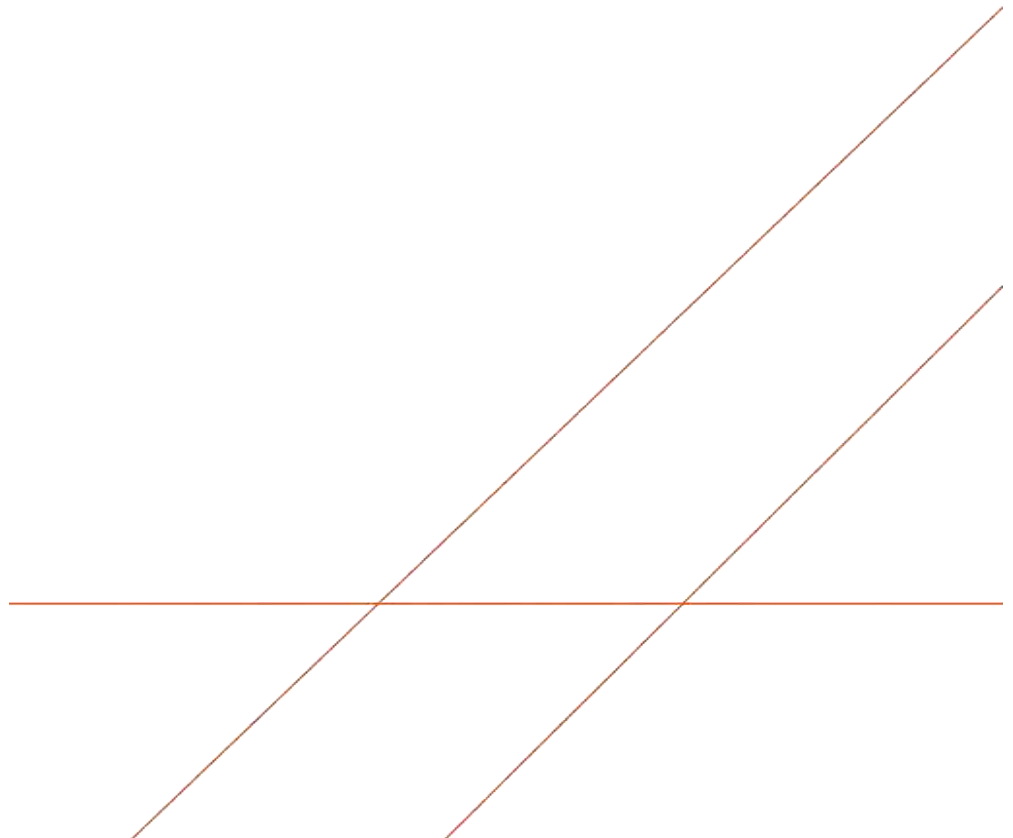
Option 2

<b>Proposed Basement</b>	
Storage/services	219sqm
Circulation	107sqm
<b>Ground Floor</b>	
Storage/services	67.1sqm
Circulation	474.1sqm
New lifts	8.8sqm
Event Space	1009.1sqm
Retail space	331sqm
Gym	49.6sqm
<b>First Floor</b>	
Storage/services	417.1sqm
Circulation	357.7sqm
New lifts	7sqm
Event Space	109.1sqm
Residential space	269.9sqm
<b>Second Floor</b>	
Storage/services	52.4sqm
Circulation	88.6sqm
Event Space	426.9sqm

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**Wedgwood Institute**

**at**

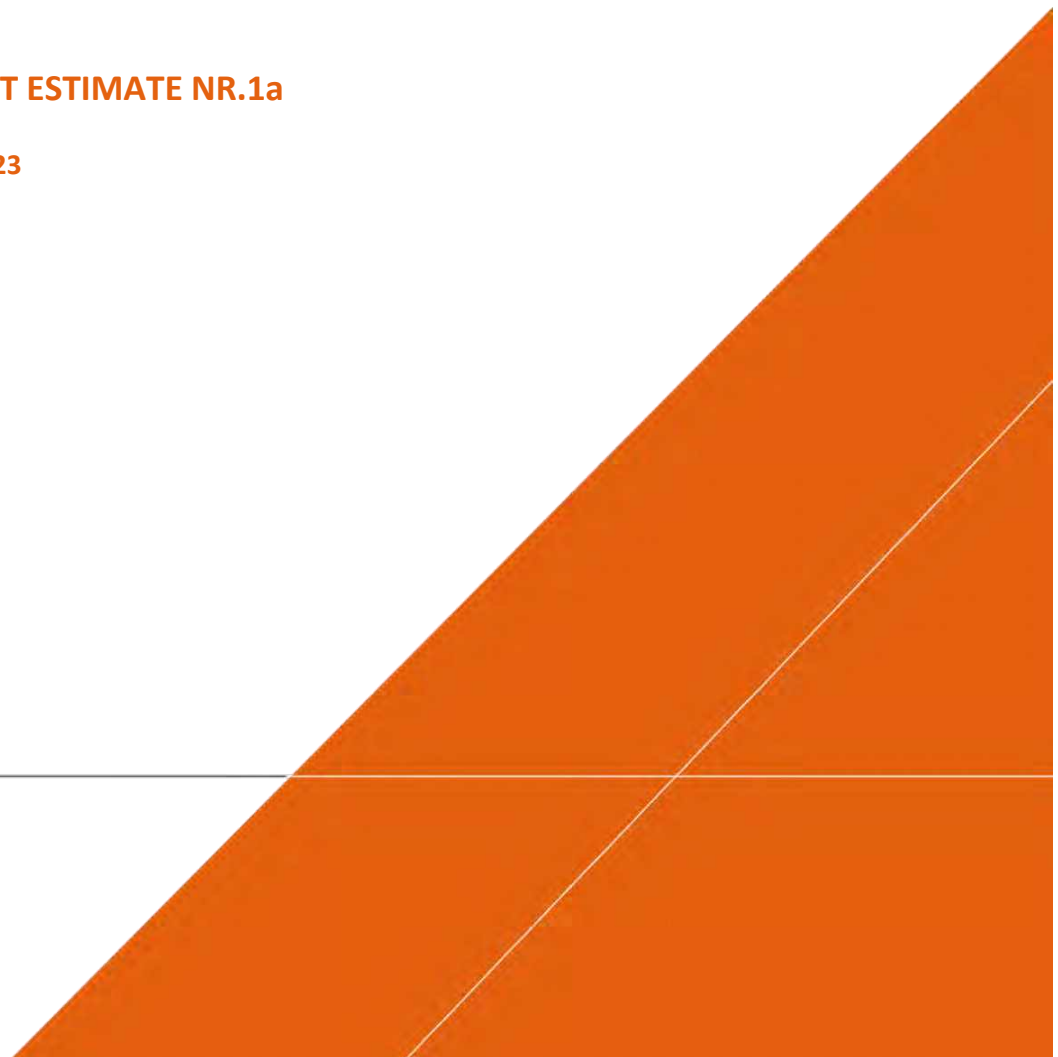
**Burslem, Stoke-on-Trent**

**for**

**Stoke-on-Trent Council**

**ORDER OF COST ESTIMATE NR.1a**

**DATE: 2nd May 2023**



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**Quality Assurance**

**Version Control**

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- 1 EXECUTIVE SUMMARY
- 2 FINANCIAL SUMMARY
- 3 ASSUMPTIONS & EXCLUSIONS
- 4 AREA SCHEDULE
- 5 BACK COVER

## EXECUTIVE SUMMARY

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- The purpose of this Order of Cost Estimate (OCE) is to provide Stoke-on-Trent council with a forecast cost position for the proposed redevelopment in Burslem Town centre following dialogue with the Architect.
- The OCE only includes repair, alteration and refurbishment of the existing building on Queen's Street. The proposed works include; safeguarding the building, structural demolition to form a central courtyard and the addition of a fully enclosed staircase at the rear. The proposed two options below are:
  - Option 1 - Flexible Commercial Space: retail on ground floor, office on upper levels
  - Option 2 - Residential: high-end residential units on all levels.
- Following client request, we included a 15% contingency allowance for client retained contingency.
- The Cost Limit for this scheme equates to **£4,497/m2 for option 1 and £4,766/m2 for option 2**. This excludes VAT.
- This feasibility estimate has been based on scheme specific benchmark rates inflated to 1Q 2023.
- Our costs have been based on limited information at this stage and should be treated as an “order of cost” only until further detail can be provided.

FINANCIAL SUMMARY		Option 1 - Commercial						Option 2 - Residential						Comment			
Gross Internal Floor Area (m2):		2,006						2,006									
Ref	Element	Qty	Unit	Rate	Total Amount	Total Cost Per m2	Percentage % of Cost Limit	Qty	Unit	Rate	Total Amount	Total Cost Per m2	Percentage % of Cost Limit				
0.	Safeguarding existing building	1	sum	177,750 £	178,000 £	89	2%	1	sum	177,750 £	178,000 £	89	2%	Refer to Condition Survey  assumed 300m2 of demo for all floors			
1.	Demolition and alternation works	1	allow	10,000 £	10,000 £	5	0%	1	allow	10,000 £	10,000 £	5	0%				
	E/O for structural demo to central courtyard	300	m2	1,000 £	300,000 £	150	4%	300	m2	1,000 £	300,000 £	150	4%				
2.	Stairs and Ramps	3	storey	10,000 £	30,000 £	15	0%	3	storey	10,000 £	30,000 £	15	0%	Assumed lessee to complete Tenant Improvement for CRUs; Assumed high-end Resi spec.			
	Repair and restoration of grand stairs at entrance lobby	1	allow	20,000 £	20,000 £	10	0%	1	allow	20,000 £	20,000 £	10	0%				
	E/O for new staircase	3	storey	15,000 £	45,000 £	22	1%	3	storey	15,000 £	45,000 £	22	1%				
	E/O for new AOV for new staircase	1	nr	10,000 £	10,000 £	5	0%	1	nr	10,000 £	10,000 £	5	0%				
3.	Internal Walls, Partitions & Doors	2,006	m2	167 £	334,000 £	167	4%	2,006	m2	278 £	557,000 £	278	7%				
4.	Internal Finishes	2,006	m2	261 £	524,000 £	261	7%	2,006	m2	392 £	786,000 £	392	9%	Higher MEP spec for CRU  1 No. of lifts  1st, Mezz and 2nd floor only  Assumed balcony depth 1.5m  Allowed for mixture of modern and traditional building approaches			
5.	Fittings, Furnishings and Equipment	2,006	m2	72 £	145,000 £	72	2%	2,006	m2	108 £	217,000 £	108	3%				
6.	MEP Services	2,006	m2	900 £	1,806,000 £	900	23%	2,006	m2	750 £	1,505,000 £	750	18%				
7.	Lifts	1	nr	30,000 £	30,000 £	15	0%	1	nr	30,000 £	30,000 £	15	0%				
8.	Abnormals																
	E/O for overlaying and harmonise the internal levels	1,111	m2	150 £	167,000 £	83	2%	1,111	m2	150 £	167,000 £	83	2%				
	E/O for facia and handrail to void, upper floors	61	m	350 £	22,000 £	11	0%	61	m	350 £	22,000 £	11	0%				
	E/O for exterior floor finishes to balconies	92	m2	200 £	19,000 £	9	0%	92	m2	350 £	33,000 £	16	0%				
	E/O for glazed pitched roof over central courtyard	190	m2	1,500 £	285,000 £	142	4%	190	m2	1,500 £	285,000 £	142	3%				
	E/O for architectural metal work to roof	190	m2	900 £	171,000 £	85	2%	190	m2	900 £	171,000 £	85	2%				
	E/O risk allowance for alternative building method	2,006	m2	50 £	101,000 £	50	1%	2,006	m2	50 £	101,000 £	50	1%				
	E/O for protection to elements of historical significance	1	allow	125,000 £	125,000 £	62	2%	1	allow	125,000 £	125,000 £	62	2%				
	E/O for acoustic works	714	m2	25 £	18,000 £	9	0%	270	m2	25 £	7,000 £	3	0%				
BUILDING WORKS				£	4,340,000	£	2,164	55%	£				4,599,000		£	2,293	55%
9.	Main Contractors Preliminaries	20.00%		£	868,000	£	433	11%	20.00%		£	920,000	£		459	11%	
	Additional insurance over heritage work	1.00%		£	44,000	£	22	1%	1.00%		£	46,000	£	23	1%		
BUILDING WORKS (incl. MC's Prelim)				£	5,252,000	£	2,618	67%	£				5,565,000	£	2,774	67%	
10.	Main Contractors Overheads and Profit	10.00%		£	526,000	£	262	7%	10.00%		£	557,000	£	278	7%		
BUILDING WORKS (incl. MC's Prelim & OH&P)				£	5,778,000	£	2,880	74%	£				6,122,000	£	3,052	74%	
11.	Project / Design Team Fees	10.00%		£	578,000	£	288	7%	10.00%		£	613,000	£	306	7%		
12.	Other Development / Project Costs	3.00%		£	173,340.00	£	86	2%	3.00%		£	183,660.00	£	92	2%		
	Client direct Loose FF&E (EXCLUDED)	EXCL.						EXCL.									
BASE COST ESTIMATE				£	6,530,000	£	3,255	83%	£				6,919,000	£	3,449	83%	
13.	Risks (Design, Construction & Employer)																
	Design	7.50%		£	490,000	£	244	6%	7.50%		£	519,000	£	259	6%		
	Construction	7.50%		£	490,000	£	244	6%	7.50%		£	519,000	£	259	6%		
	Employer	5.00%		£	327,000	£	163	4%	5.00%		£	346,000	£	172	4%		

FINANCIAL SUMMARY		Option 1 - Commercial					Option 2 - Residential					Comment		
Gross Internal Floor Area (m2):		2,006					2,006							
Ref	Element	Qty	Unit	Rate	Total Amount	Total Cost Per m2	Percentage % of Cost Limit	Qty	Unit	Rate	Total Amount		Total Cost Per m2	Percentage % of Cost Limit
TOTAL (excluding inflation)					£ 7,840,000	£ 3,908	100%				£ 8,310,000		£ 4,143	100%
14.	Client Contingency	15.00%			£ 1,176,000	£ 586		15.00%			£ 1,247,000		£ 622	
COST LIMIT (Incl. Client Contingency)					£ 9,020,000	£ 4,497					£ 9,560,000	£ 4,766		

Note: Value Added Tax (VAT) in relation to buildings is a complex area. Therefore, it is recommended that VAT be excluded from order of cost estimates. It is recommended that specialist advice is sought on VAT matters to ensure that the correct rates are applied to the various aspects of a building project.

## **ASSUMPTIONS & EXCLUSIONS**

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### **Assumptions**

- 1 We have allowed for 1 nos. of lift within our estimate.
- 2 We have incorporated the safeguarding works recommended in the building's condition survey.
- 3 This feasibility estimate has been based on scheme specific benchmark rates inflated to 1Q 2023.
- 4 Demolition area of central court is assumed to be 300m2 in total.
- 5 Assumed lessee to complete Tenant Improvement for CRUs; Assumed high-end residential spec.
- 6 Allowance for a glazed pitched roof over the newly formed central court, including architectural metal work underneath.
- 7 Provisional allowance of £125K to protect building elements of historical significance.
- 8 Assumed 1.5 meter deep interior balconies along slab edges of the newly formed central courtyard, on upper floors.
- 9 Commercial units are constructed to CAT A, which provides:
  - Raised floors and suspended ceilings (with a basic finish)
  - Basic mechanical and electrical services
  - Fire detection services and smoke alarms
  - Air-conditioning and ventilation (HVAC)
  - Basic internal finishes
- 10 All planning matters can be determined.
- 11 Full compliance with Building Regulations.
- 12 Works carried out as a single contract with one main contractor.
- 13 Preliminaries included at 20%.
- 14 OH&P included at 10%.
- 15 Development costs included at 3%.
- 16 Risk Allowances of 20% is included.
- 17 Client Contingency is included at 15%.

### **Exclusions**

- 1 Value Added Tax (VAT).
- 2 Tender inflation and construction inflation.
- 3 Client direct loose furniture and fittings.
- 4 Phased construction method or sectional completion.
- 5 Contamination or invasive vegetation and the like unless noted above.
- 6 Party wall agreements, rights of light and easement issues.
- 7 Weekend and out of hours working including accelerated working.
- 8 Extensive Client changes post contract.
- 9 Post completion maintenance agreements.
- 10 Works outside boundary except where highlighted in the external works.

### **Documents List:**

**Wedgwood Institute**  
Burslem, Stoke-on-Trent  
Order of Cost Estimate Nr.1a



**ASSUMPTIONS & EXCLUSIONS**

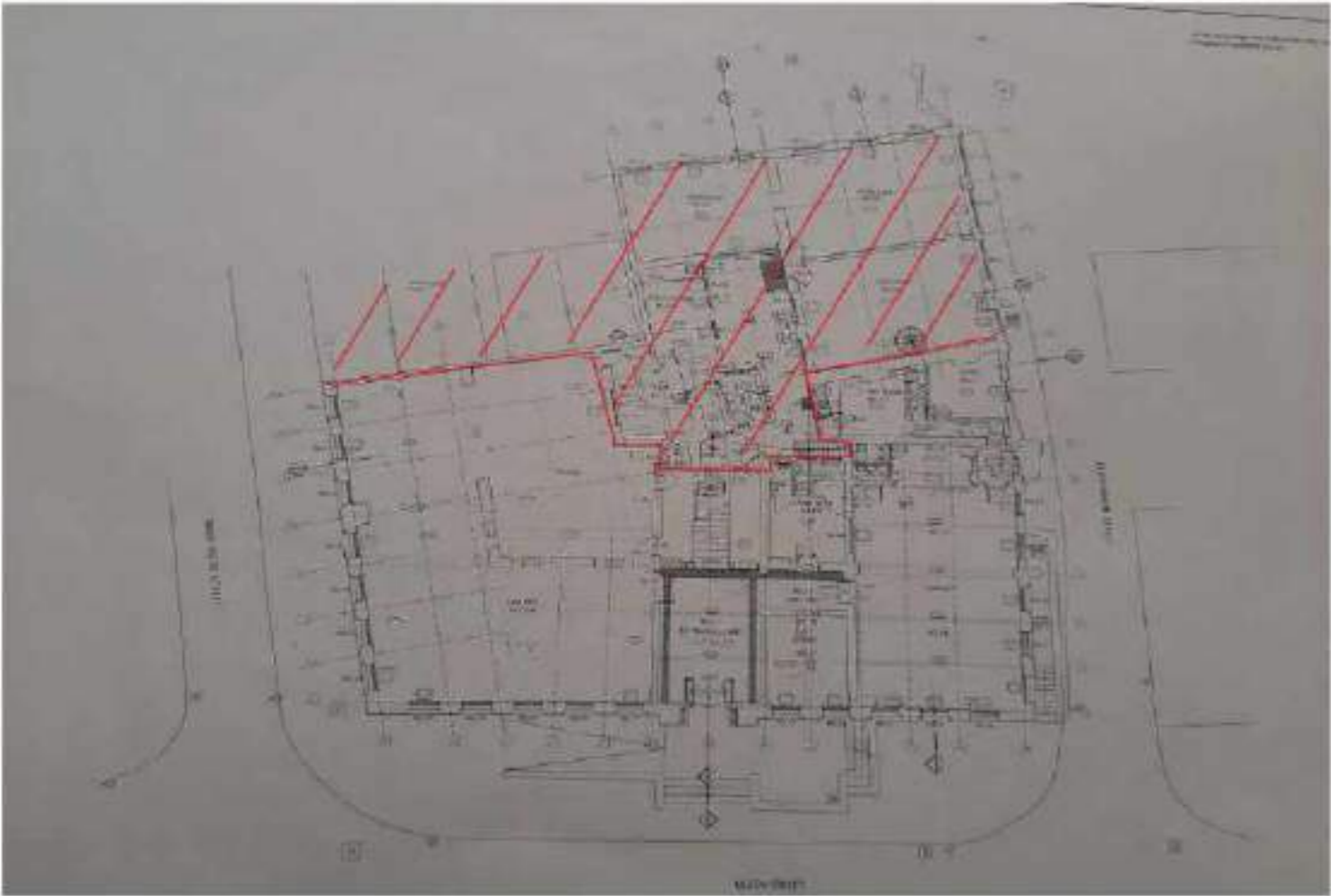
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Wedgwood Institute-condition survey\_V3 client issue Feb23

Wedgwood Update for QS (from Architect / Stride Treglown)

Existing Layout

Ground Floor



Proposed Layout

**PROPOSALS | GROUND FLOOR LAYOUT**

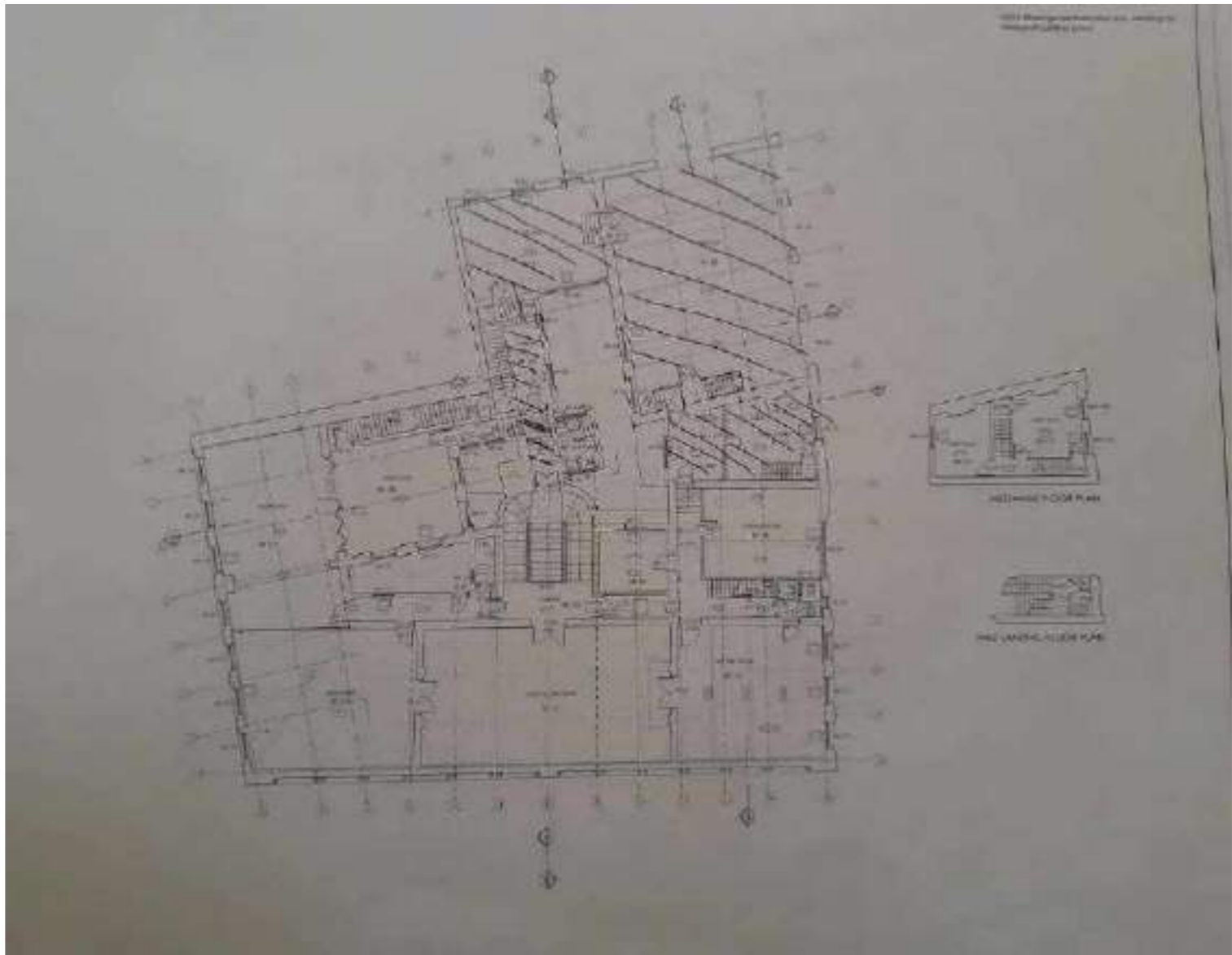




PROPOSALS | FIRST FLOOR LAYOUT



Second Floor



PROPOSALS | SECOND FLOOR LAYOUT



Area Schedule

Floor Level	Main Institute		Caretakers House		Rear Blocks		Total	
	m2	f2	m2	f2	m2	f2	m3	f3
Basement	129	1,389		0	114	1,227	243	2,616
G	450	4,844	30	323	172	1,851	652	7,018
1	395	4,252	30	323	170	1,830	595	6,405
Mezz		0	30	323		0	30	323
2	294	3,165		0	192	2,067	486	5,231
Total:	1,268	13,649	90	969	648	6,975	2,006	21,593

## **Appendix I – Development Appraisals**

**INDOOR MARKET, BURSLEM  
INDICATIVE DEVELOPMENT APPRAISAL**

**Development Value**

	£	
1. Gross Rental Income	43,300 pa	Assuming A-F let separately with Market let to one person who then sub-lets and takes the risks. Market Space £20,800 pa. Shop units fully let £22,500 pa
2. Less Estimated Outgoing p.a.	4,330	
3. Estimated Net Rental Income p.a.	38,970	
4. Capitalised at	10% YP	
5. Sub-Total	389,700	
6. Less Purchasers Costs (If Any)	22,602	
7. Estimated Capital Value		367,098

**Estimated Development Costs**

8. Initial Value of Site/Buildings	0	Assuming the building has a NIL value
9. Construction Costs	4,239,000	From Arcadis Report
10. Professional Fees	779,000	From Arcadis Report
11. Other Fees and Costs	344,000	From Arcadis Report
12. Finance Charges	254,340	Assumes 6% of construction costs
13. Total Development Costs		5,616,340
14. Project Deficit		5,249,242

**The development values may change depending on the finished units and demand at the time**

**QUEENS THEATRE, BURSLEM OPTION 1A RESIDENTIAL LET AS AN INVESTMENT  
INDICATIVE DEVELOPMENT APPRAISAL**

**Development Value**

	£	
1. Gross Rental Income	128,200 pa	Theatre Area £20,800 pa Residential Space £107,400 pa 15 x 1 bed and 4 x 2 bed
2. Less Estimated Outgoing p.a.	12,820	
3. Estimated Net Rental Income p.a.	115,380	
4. Capitalised at	10% YP	
5. Sub-Total	1,153,800	
6. Less Purchasers Costs (If Any)	66,920	
7. Estimated Capital Value		1,086,879

**Estimated Development Costs**

8. Initial Value of Site/Buildings	0	Assuming the building has a NIL value
9. Construction Costs	9,729,000	From Arcadis Report
10. Professional Fees	1,784,000	From Arcadis Report
11. Other Fees and Costs	789,000	From Arcadis Report
12. Finance Charges	583,740	Assumes 6% of construction costs
13. Total Development Costs		12,885,740
14. Project Deficit		11,798,861

**The development values may change depending on the finished units and demand at the time**

**QUEENS THEATRE, BURSLEM OPTION 1B RESIDENTIAL OUTRIGHT SALES  
INDICATIVE DEVELOPMENT APPRAISAL**

<b>Development Value</b>		<b>£</b>	
1.	Gross Rental Income	20,800 pa	Theatre Area
2.	Less Estimated Outgoing p.a.	2,080	
3.	Estimated Net Rental Income p.a.	18,720	
4.	Capitalised at	10% YP	
5.	Sub-Total	1,197,200	Additional Residential unit outright sales 15 x 1 bed and 4 x 2 bed on long lease with service charge
6.	Less Purchasers Costs (If Any)	69,437	
7.	Estimated Capital Value		1,127,762
<b>Estimated Development Costs</b>			
8.	Initial Value of Site/Buildings	0	Assuming the building has a NIL value
9.	Construction Costs	9,729,000	From Arcadis Report
10.	Professional Fees	1,784,000	From Arcadis Report
11.	Other Fees and Costs	789,000	From Arcadis Report
12.	Finance Charges	583,740	Assumes 6% of construction costs
13.	Total Development Costs		12,885,740
14.	Project Deficit		11,757,978

**The development values may change depending on the finished units and demand at the time**

## Queens Theatre, Burslem Option 2A, Residential let as an investment Indicative Development Appraisal

Development Value		£	
1.	Gross Rental Income	95,800 pa	Theatre Area £20,800 pa Shops/Foodcourt £17,000 pa Residential 6 x 1 bed and 4 x 2 bed £58,000 pa
2.	Less Estimated Outgoing p.a.	9,580	
3.	Estimated Net Rental Income p.a.	86,220	
4.	Capitalised at	10%	YP
5.	Sub-Total	862,200	
6.	Less Purchasers Costs (If Any)	50,007	
7.	Estimated Capital Value		812,192
<b>Estimated Development Costs</b>			
8.	Initial Value of Site/Buildings	0	Assuming the building has a NIL value
9.	Construction Costs	10,080,000	From Arcadis Report
10.	Professional Fees	1,848,000	From Arcadis Report
11.	Other Fees and Costs	817,000	From Arcadis Report
12.	Finance Charges	604,800	Assumes 6% of construction costs
13.	Total Development Costs		13,349,800
14.	Project Deficit		12,537,608

The development values may change depending on the finished units and demand at the time

**QUEENS THEATRE, BURSLEM OPTION 2B RESIDENTIAL OUTRIGHT SALES  
INDICATIVE DEVELOPMENT APPRAISAL**

**Development Value**

	£	
1. Gross Rental Income	37,800 pa	Theatre £20,800 pa Shops/Foodcourt £17,000 pa
2. Less Estimated Outgoing p.a.	3,780	
3. Estimated Net Rental Income p.a.	34,020	
4. Capitalised at	10% YP	
5. Sub-Total	900,200	Additional Residential unit outright sales 6 x 1 bed and 4 x 2 bed on long lease with service charge
6. Less Purchasers Costs (If Any)	52,211	
7. Estimated Capital Value		847,988

**Estimated Development Costs**

8. Initial Value of Site/Buildings	0	Assuming the building has a NIL value
9. Construction Costs	10,080,008	From Arcadis Report
10. Professional Fees	1,848,000	From Arcadis Report
11. Other Fees and Costs	817,000	From Arcadis Report
12. Finance Charges	604,800	Assumes 6% of construction costs
13. Total Development Costs		13,349,800
14. Project Deficit		12,501,812

**The development values may change depending on the finished units and demand at the time**

# Wedgwood Institute, Burslem Option 1. Indicative Development Appraisal

Development Value		£	
1.	Gross Rental Income	118,730 pa	GF Unit Pub £20,000 pa Remaining area £98,730 pa
2.	Less Estimated Outgoing p.a.	11,873	
3.	Estimated Net Rental Income p.a.	106,857	
4.	Capitalised at	10% YP	
5.	Sub-Total	1,068,570	
6.	Less Purchasers Costs (If Any)	61,977	
7.	Estimated Capital Value		1,006,593
<b>Estimated Development Costs</b>			
8.	Initial Value of Site/Buildings	0	Assuming the building has a NIL value
9.	Construction Costs	7,127,340	From Arcadis Report
10.	Professional Fees	1,307,000	From Arcadis Report
11.	Other Fees and Costs	578,000	From Arcadis Report
12.	Finance Charges	427,640	Assumes 6% of construction costs
13.	Total Development Costs		9,439,980
14.	Project Deficit		8,433,387

The development values may change depending on the finished units and demand at the time

# Wedgwood Institute, Burslem Option 2a. Residential only let as an investment

## Indicative Development Appraisal

Development Value		£	
1.	Gross Rental Income	147,000	24 units 1 x Town House 9 x 1 bed 12 x 2 bed 1 x 2 bed+ 1 x studio
2.	Less Estimated Outgoing p.a.	14,700	
3.	Estimated Net Rental Income p.a.	132,300	
4.	Capitalised at	10%	YP
5.	Sub-Total	1,323,000	
6.	Less Purchasers Costs (If Any)	76,734	
7.	Estimated Capital Value		1,246,266
<b>Estimated Development Costs</b>			
8.	Initial Value of Site/Buildings	0	Assuming the building has a NIL value
9.	Construction Costs	7,552,660	From Arcadis Report
10.	Professional Fees	1,384,000	From Arcadis Report
11.	Other Fees and Costs	613,000	From Arcadis Report
12.	Finance Charges	453,159	Assumes 6% of construction costs
13.	Total Development Costs		10,002,819
14.	Project Deficit		8,756,553

The development values may change depending on the finished units and demand at the time

## Wedgwood Institute, Burslem Option 2b. Residential only outright sale

### Indicative Development Appraisal

Development Value		£	
1.	Gross Rental Income		24 units 1 x Town House 9 x 1 bed 12 x 2 bed 1 x 2 bed+ 1 x studio on long lease with service charge
2.	Less Estimated Outgoing p.a.		
3.	Estimated Net Rental Income p.a.		
4.	Capitalised at	10%	YP
5.	Sub-Total	1,419,000	
6.	Less Purchasers Costs (If Any)	82,302	
7.	Estimated Capital Value		1,336,698
<b>Estimated Development Costs</b>			
8.	Initial Value of Site/Buildings	0	Assuming the building has a NIL value
9.	Construction Costs	7,552,660	From Arcadis Report
10.	Professional Fees	1,384,000	From Arcadis Report
11.	Other Fees and Costs	613,000	From Arcadis Report
12.	Finance Charges	453,159	Assumes 6% of construction costs
13.	Total Development Costs		10,002,819
14.	Project Deficit		8,666,121

The development values may change depending on the finished units and demand at the time



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