



Royal Crescent - Ramsgate 29.04.2021

Cabinet Report Annex 1

Thanet District Council
Cecil Street
Margate, CT9 1XZ

Project Overview

We have appointed Kendall Kingscott to act as our consultant in the completion of the essential repairs and maintenance to 4-15 and 19-23 Royal Crescent, historic listed buildings on the seafront in Ramsgate.

General Description of Works for which services are required:

1. Provide lead architect and specialist sub-consultant services for essential repairs and refurbishment to a grade 2 listed building at 4-15 and 19-23 Royal Crescent, Ramsgate. Constructed in the early 19th century the buildings are situated in a conservation area.
2. The works envisaged but not limited to are :
 - a. Repairs to roofs, chimneys and parapets.
 - b. Repairs to Façade, balconies, rainwater fittings and external joinery.
 - c. External decoration.
 - d. Internal repairs and upgrades to communal areas.
 - e. Internal decoration to communal areas.
 - f. Electrical and emergency lighting upgrades.
 - g. Refurbishment of basement and storage areas.

The required works would be in line with those that ensure that the property and that particular element comply with the decent homes standards by being free from damp, structural disrepair etc. and we would leave this suitably decorated.

Both properties have retained their original facades on the south elevations facing the seafront and show similar defects, whereas treatments to the north elevations vary considerably. While Nos. 4 - 15 have lost much of their original character, Nos. 19 - 23 have largely retained their original elevations with the formation of an entrance lobby at ground level only. External light wells and garages to both properties built or altered since the construction of the terrace have markedly impacted on the appearance from St. Augustine's Road.

Nos 4 - 15

The South elevation (facing seawards) is of solid brickwork, finished in stucco with some faint areas of stone effect or rustication at the upper levels and heavily rusticated areas from Ground Floor level down.

The elevation includes decorative pilasters and banding within the stucco and relief panels of inset balusters at parapet level. The stucco finish is uneven and in some areas cracked which would be expected given the age of the building. Some cracking from the window lintels at upper levels was evident. The canopy roof is in a reasonable state given its age. The balustrade and canopy support metalwork is rusting and is currently being supported by scaffolding. Railings appear to be original but are in various areas are rusting and broken with balusters or finials missing and loosely bedded into their fixings.

Windows, French windows and doors appear to be original timber with secondary glazing fitted internally to most flats. French windows at Ground Floor and Basement levels provide access to the grassed area of Royal Crescent via stone, concrete or replacement metal steps, several of which are chipped and cracked or have no handrails. Retaining walls run parallel and close to the elevation and are accessible from French windows at basement level or from steps to the grassed area. Cracks and bulging brickwork were evident in a number of locations.

The North elevation (on St. Augustine's Road) is of solid fair faced brickwork finished in render, accessed via external decks connected to a single external staircase in brickwork and flint finish with concrete steps, exposed to the elements at landing levels. The original internal staircases have been removed, it is assumed around the same time that the external deck access was formed.. At basement level outlines of internal staircases are still visible along some walls. Several issues with regard to the basements and external deck access were noted.

The main roof is double pitched while the balcony and stairwell roofs are flat and look to be finished in felt.

Roof drainage is routed via external parapet gutters to the north and south elevations which drain internally to open gutters within the loft spaces. Residents have advised that these internal gutters are cleared approximately five times per year, but some areas of damp were noted and bird ingress, as wire mesh guards across the openings were dislocated in some lofts. Access is extremely limited to these areas, and the insulation levels vary across the lofts inspected. The planning application referred to previously proposed the replacement of these gutters with an enclosed pipe.

The chimney pots are a mix of original and replacements, some of appropriate pattern and some more contemporary. Flaunching is cracked in places and given the height of the stacks brickwork is likely to require some structural stabilising.

Nos. 19 - 23

The South elevation is also of solid brickwork, finished in stucco with some faint areas of stone effect at the upper levels. The elevation includes decorative pilasters and banding within the stucco. The finish is uneven and in some areas cracked, again which would be expected given the age of the building. Some cracking from the window lintels at upper levels was evident. The canopy roof is in a poor state. Railings appear to be original but are in various areas rusting and broken with balusters or finials missing and loosely bedded into their fixings.

Windows, French windows and doors appear to be original timber, with metal casement windows at third floor mezzanine level, and secondary glazing fitted internally to most flats. French windows provide access to the grassed area of Royal Crescent via stone steps several of which are chipped and cracked. Retaining walls run parallel and close to the elevation and are accessible only from the French window at basement level.

Retaining walls run parallel and close to the elevation and are only accessible from French windows at basement level which are secured shut. There are no steps to the grassed area. Their condition can only be assessed once this area is accessible. The North elevation (on St. Augustine's Road) is of solid fair faced brickwork, sections of which have been painted in the past. Several areas of brickwork near downpipes are heavily damp stained. Some cracking from the window lintels at upper levels was evident.

The West elevation forms part of the flank wall of the adjoining property West Cliff Lodge. There is one communal staircase serving all six flats. Various issues over fireproofing, fire alarm system, security and lack of heating in the stairwell have been noted.

Internally the basement area is damp, likely due to lack of adequate ventilation, heating and any evident damp proof course. The East wall forms a party wall with Nos. 17 - 18. The roofs are inverted butterfly hipped roofs with valley gutters and parapet walls to the north and south elevations, The roof covering has been replaced in recent years.

Like Nos 4 - 15, the chimney pots are a mix of original and replacements, some of appropriate pattern and some more contemporary. Flaunching is cracked in places and given the height of the stacks brickwork is likely to require some structural stabilising. The canopy roof is drained via an external gutter to a separate downpipe.

External Boundary Walls and Structures

The property is accessed via an entrance gate between the garages on St. Augustine's Road. There is step and ramp access to basement level, and bin storage and drying areas at ground level. There is no private amenity space other than these functional areas. The Royal Crescent grassed area facing the sea front is open to the public. The garden boundary wall on the west side is leaning in towards the grassed area of Royal Crescent

Suggest approach for delivery of the programme

Owing to the age, heritage, risk and complexity of these structures, we propose to deliver the works over three years allowing for better control of expenditure and reassessment of new information. We further envisage cost savings and time efficiencies with opting for one contract running over the three years, as opposed to having three, one year contracts.

Many of the proposed work items that are listed are subject to further assessment and investigations once scaffolding is in place and with some items the cost is evaluated on an estimate of the likely number of repairs based on similar buildings. There is a very real risk therefore that costs may escalate beyond what is currently envisaged once these inspections have been completed. However, to mitigate this, we have included risk factors and contingency sums within the budgets.

The works are intended to be broken down into three main phases:

Phase 1 - Scaffold dependent works. This will include structural repairs, water tightness and passive fire measures to the main structures, refurbishment as necessary of the roofs and downpipes, the repairs/refurbishment of the doors and windows, balconies and external decorations.

The net expenditure for Phase 1, including fees is anticipated to be £2,023,289.13.

Phase 2 - will be external structural works, not dependent on scaffold. Extensive repairs and modifications have been noted on boundary walls, structural elements of the basements and courtyard areas.

The net expenditure for Phase 2, including fees is anticipated to be £234,506.72.

Phase 3 - Following consultation with tenants and leaseholders, modifications and improvements will be made to the basement storage areas but the scope of these works have yet to be negotiated and therefore defined

The net expenditure for Phase 3, including fees is anticipated to be £519,440.00.

With Cabinet approval, we shall commence the tendering process and start Leaseholder consultation and would seek to deliver Phase 1 phase over the financial period of 2021-2023 and following directly on with the subsequent Phases until completion.