

The old Town Warehouse.

Aka the Hasarde Building.

Report 2.

At the last committee it was agreed to go ahead with a number of works as referred to in my last report. I now up-date as follows: -

We have met with the Design and Heritage Manager of Swale Borough Council and the Heritage Officer, Messrs David Lane and Chris Lee. It was agreed that we could and should proceed with repair of the four corners of the building, namely sill beams, post and tie beam. This could be done without a listed building application.

It was also agreed that we could carry out works of replacement of slipped roof tiles without LBC.

It was agreed that we could remove the feather edged weather boarding to the western façade up to sill level of the windows of the ground floor without requiring a listed building application. The purpose of this is to examine the condition of the hidden timber frame posts. At such time as the frame is exposed, we will determine what is required and liaise with Swale as to whether or not a listed building application is required for that work. It was agreed that a listed building application would be required were we to remove all weatherboarding and expose and repair or replace wattle and daub panels beneath.

It was agreed that we could carry out four exploratory holes in the existing concrete floor and which appears to be in two layers. The purpose of this is to examine whether there is reinforcement and the depth so that we could go out to tender for total removal. Removal is required to achieve the original and adequate floor to ceiling height. At present the raised floor makes use of the ground floor effectively impossible as there is insufficient head height. The holes are also to determine whether there is original brick or stone floor beneath the concrete. That information is required such that we can specify to protect it during works of removal of the concrete. The costs will now be £74 per day and three days will be required for the excavation of the three holes. This will give a cost of £224 against budget of £500.

LBC would be required for removal of the concrete bunker, removal of the ground floor partitions and for any works to alter or extend the building.

It was agreed that works to expose the foundation of the timber plate to the Western side is required and that a ditch would be beneficial as has been created to the other sides of the building. Flood defences are also deemed beneficial and re-contouring of the ground between the slipway (the granite slabs and cobbles), and the building is desirable. This would require listed building consent and would require consent for removal of the bunker.

Costs for repairs to the timber are likely to be circa £10,000 as opposed to the £7500 previously referred to. However, the costs in the previous report were estimated and were based upon work to the southern corners only whereas we have now included for works to the northern corners as well. The exact sum is not yet known because although we have labour costs, we only have estimated timber costs because the size and grain of oak is not generally available and will have to be imported from France. The probable 30% increase is therefore more than acceptable given the doubling in extent of the works being priced for. There may be some localised work that our facilities staff work would undertake such as chasing out the concrete path in the northeast corner.

We had originally considered repair of the roof from a cherry picker but the roofer we have spoken to can undertake the work from a roofing ladder and this is preferable. It saves circa £250.00p.

Heras fencing has been erected. It has been amended from that which I originally intended as that was blocking off the Wharf. This has resulted in an increased cost, and the final version has to be formed as at the rear the fence will need to be proud of the building to allow access for work and safety of public who may be using the area. We had assumed £1000 for the fencing but this is likely to be up to £1500.

There had been a need to allow for the Quay Hotel to use the area for the Hop Festival, but this is no longer a problem. Alao, we have altered the arrangement to allow continued public access to the Town quay.

Works have commenced with respect to clearing the building and these will be complete by the end of September. We have donated two sailing boats the 8<sup>th</sup> Faversham Sea Scouts.

We have written to Southern Water and asked them to repair their downpipes which are discharging onto the ground and causing erosion and ponding of water. We have also indicated that they will need to pay for costs of reinstatement of the access where eroded. The water downpipes are supposed to discharge into underground drainage but are broken possibly from vehicle damage.

It is now assumed that 90% of the panelling was renewed at the beginning of the sixties and the wattle and daub replaced by a modern cementitious render. We are assuming a rolling program of replacement by wattle and daub. It is hoped to teach this to interested parties and allow interested people to participate in the program. I am currently trying to source a supply of hazel or chestnut branches sufficient for this work. I am also seeking a local supply of clay for the daub, that is clay from the field not a refined potters clay.

We also discussed with Swale Heritage the ongoing use of the building as a conference/exhibition/assembly/wedding venue and the need to provide kitchen, toilet and heating/air-conditioning. That will remain for a listed building and planning application in the future when we have more details and a Town Council resolution. However at present these are the most likely uses that will retain the historic openness of the building (there was limited sub-division) whilst giving the return necessary to pay for upkeep and contribute to Faversham Town Council income and thus be of economic as well as historic and architectural interest to the Town.

We have an upcoming meeting with Queenborough Fisheries who will be visiting the site in September.