

THE TRAMWAY MUSEUM SOCIETY

DEVELOPMENT COMMITTEE

minute
9789

Minutes of the 33rd meeting held on Sunday 19th August, 2.00pm.

Present: A.W.Bond (Chairman); M.C.Wright; D.Lardge; I.Musgrove; J.Soper.

1. **Apologies for absence:** J.B.Brooke; W.G.S.Hyde.
2. **Minutes of the last meeting (05.08.90):** Consideration deferred to next meeting.
3. **Stone Workshop:** It was agreed that the drawings for its relocation should also include moving the forge bookshop *and adding a second floor to it.*
(Action: JS)
4. **Red Lion:** The meeting had been specifically convened to consider Mr.Soper's paper of August 1990, the phased and costed proposals for the Red Lion.

Phase 1. Divert mains, excavate, construct brick inner walls of Red Lion only, but build the kitchen extension to completion. The only contract work would be excavation, construction of retaining wall and Red Lion foundations. The rest would be done by members and E.T.Labour.

At the end of this phase the kitchen extension would be complete, the members eating Portacabin would be in place and the roofless brick shell of the Red Lion would have reached first floor level. The railings would have been removed, and a plywood builders hoarding erected round the site. Pedestrians would have to walk into the road to get round it.

Possible completion : September 1991. £68-88,000.

Phase 2. Complete the exterior walls, roof, internals for upper floor restaurant, ground floor toilets, external covered way. Connection of services to mains in street (gas, sewer, water, electricity, phones).

At the end of this phase the upper part of the building would be usable. £28,000.

Phase 3. Completion of the ground floor internals. Making good the street - relocation of railings, installation of urinal, setts, kerbs, pavement. At this point the area would cease to be a building site. £12,000

All at 1990 prices. Most of the costs were materials only. Labour was assumed to be E.T. and members, apart from specialist contractors. The cost of employing a bricklayer was excluded. Only £1500 had been estimated for the members eating portacabin. The dormitory by Field Cottage had cost £4,500. It was felt that the estimates were at the bottom end of the spectrum.

It was agreed to review the costs in greater detail, and identify phases and timing more accurately ready for a presentation at the October Board Meeting, and subsequent inclusion in the Winter budget.
(Action JS+DL-AWB)

Next meeting: See minutes of 32nd meeting.

Circulation: Committee members, Board, Mins Sec.

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DEV MINS

Report for Development Committee following Board meeting held on 28th July 1990

From the Board meeting there appeared to be three basic urgent problems which required the attention of the Committee:-

1. Provision of better eating arrangements for members, particularly traffic staff.
2. Increase in seating accommodation for diners. New kitchen equipment has recently been installed, but it has been found of little use in providing a greater variety and more meals, when there is no where for anyone to sit and eat them.
3. Increase in retail area of shop.

A low priority is the completion of the ground floor of the Red Lion as a public house. The Society does not have sufficient capital to build both the Red Lion and stone workshop projects using a contractor. At The Board meeting it was suggested that a large new building be built at Town End incorporating a shop at ground floor and restaurant over, but the cost is prohibitive. For a relatively modest building the cost would be in excess of £500,000. Using a contractor to rebuild the Derby Station porte cochere and the building behind assuming all the components existed would cost into seven figures.

One project, due to its location, where a contractor is required to do the whole of the work is the rebuilding of the stone workshop. Money will have to be spent on this building and at current prices it is estimated that the cost of rebuilding the workshop and the Forge Shop parallel with the tracks will be about £160,000.

It is not thought that the building is in immediate danger of collapse and as discussed at the board meeting it is advised that the outward movement be periodically checked, say every six months by dropping plumb lines. New Building Regulations and Planning approval will be required and it will not be possible to make a start on the work this winter. It is suggested that the building be simply left for the time being, the Board putting aside £160,000 to gain the best interest.

Provided interest rates keep ahead of inflation the Board will be in a good position. The country is at the beginning of a downturn in the building industry and it is forecast that by the end of 1991, 100,000 building workers will be unemployed. In 12 months time, therefore, it is probable that contractors will be desperate for work and some good tenders for rebuilding should be obtained.

With regard to the Red Lion parts will have to be done by a Contractor, but the rest can be done by a mixture of volunteer and E.T. labour as was done with the bridge.

It is recalled that, at the time, estimates for rebuilding the bridge using a contractor were prepared and the cost was in the region of £300,000 to £400,000. If the Museum had waited to have the bridge built professionally it would never have got out of the ground.

The Red Lion drawings have been checked and it is not thought practicable to build the kitchen extension before the Red Lion.

there are spaces underneath the kitchen for a boiler house and switch room. What the Museum would be attempting to do would be to build from the top downwards. With building a start has to be made at the bottom and work continued upwards.

It is suggested that the following rebuilding procedure be adopted

- A 1. Excavation of the site
This work would have to be done by a contractor. Quotations were received some time ago and the lowest was £8,000 and the highest £15,000. Updated quotations are required.
Estimated cost. £12,000.

- A 2. Erection of p.c.concrete crib retaining walls.
A quotation of £7,000 has been received for the retaining walls. If a large amount of rock is encountered retaining walls may not be required and the money could be used in removing rock instead. If rock is found this will have no effect on the dining accommodation or kitchen extension, but will result in a re-design of the toilet accommodation etc on the ground floor.
Estimated cost. £8,000.

- A 3. Erect Portakabin to provide eating accommodation for members.
Estimated cost. £1,500.

- A 4. Foundations.
Foundations would preferably have to be done by a Contractor. If much rock is encountered the foundations would be minimal and dependant on the Engineer's requirements. It is suggested that trench fill concrete be used which in the case of the Exhibition hall/Vintage Power Station cost £2,000. Removal of railings by E.T. labour.
Estimated cost. £3,000.

Although toilets are desirable for the restaurant it is not intended to provide drainage at this stage. Sleeves would be formed in the foundations for drains to be inserted at a later date.

- A 5. Red Lion Structure.
Quite a lot of thought has been given to this and it is felt that the best way to erect the building is to try and get as much of the heavy work out of the way before a start is made on the more delicate faience and terra cotta. It is suggested that the inner skin of 9" brickwork be built first. This is an ideal job for E.T.labour and could be supervised by a skilled bricklayer/foreman/clerk of works who could be employed by the Museum for the duration of the project. When built up to first floor level the concrete floor slabs would be positioned. This would not need a contractor, but requires a crane. Provided there is some E.T. labour to assist, R.Hall to supervise the crane and the writer, it should be possible to lay the whole of the slabs in a day or two days at the most. The inner skin of 9" brickwork would then be taken up to roof level and the brickwork to the kitchen extension erected. This could all be done by our own bricklayer plus E.T. labour.

Estimated cost of materials.

Second engineering bricks approx. 50,000 No. for internal skin and backing to faience. £250 per 1,000. £12,500
Sand and cement £1,000.

Facing bricks, Butterleys Waingroves smooth red for kitchen extension and rear of Red Lion. Approx. 16,000 bricks at £400 per 1,000. £6,400.

Internal skin of blockwork to kitchen and block walls to Red Lion. £3,200.

Cavity wall insulation Styrofoam insulating board 25mm thick. £1,400

S.S. wall ties, d.p.c.s etc. (LOAMP PROOF COARSE ETC)	£1,000
P.c.conc. floor slabs approx. 150 sq.m.	£2,500
Internal walls and partitions.	£3,400
Window sills and heads to rear section.	£2,500

A

6. Kitchen roof.

The roof is of very simple construction- roof joists with a plywood covering. This could be done by E.T. , volunteer labour or a contractor, but the roof finish and flashings of reinforced felt and insulation requires to be done by a specialist sub-contractor.

Estimated cost. £1,400

A

£1000
bpl 500

7. The workshop made the windows for the Assembly Rooms and it is suggested that they do the same for the Red Lion and kitchen. They would probably be a better job and the materials would be better than a contractor would use.

Estimated cost for Red Lion and kitchen. £3,500

A

8. Finishings and fittings to kitchen.

Plaster walls and ceilings, quarry tile floors.

Estimated cost. £4,500

B A

9. Red Lion completion of external walls.

Fixing of faience and terra cotta. Say £2,000

New components. Say £2,000

Fixing Red Lion and 4 No. corner features including hire of crane. £500

B

10. Roof to Red Lion

Estimated cost. £5,000

A

£2000
b 1500

11. Drainage.

Red Lion. Estimated cost. £1,500

Kitchen. ,, ,, £200

A 1,000

B 2000

12. Internal doors and ironmongery.

Red Lion. Estimated cost. £2,000

Kitchen. ,, ,, £1,000

B

13. Wall finishes to restaurant

Plaster finish. Estimated cost. £800

B

14. Furniture and fittings to restaurant including decorations.

£5,000

B

15. Completion of toilets etc. to ground floor.

Estimated cost. £2,500

C

16. Fitting out and decoration of bar to Ground Floor

Estimated cost. Say £5,000

A 1,000

B 1000

17. Electrical Installation

Provisional Sum. £2,000

A 500

B 500

18. Water Installation.

Provisional Sum. £1,000

B

19. External Covered Way.

Provisional Sum. £5,000

C

20. External Works.

It is assumed that the external works, i.e. stone facing to

retaining walls, relocation of railings, construction of cast iron
urinal, sett paving to road etc. will be done by a combination of
E.T. and voluntary labour.

Estimated cost of materials only.

£1,000

21. Dumb waiters.

Estimated cost of 2 No.

£3,500

SUMMARY

To achieve the Board's immediate aim of completing the Red
Lion structure and kitchen extension would involve an expenditure
of approx. £68,000

To complete the exterior walls of the Red Lion,
render it watertight and make the restaurant operational
would involve a further expenditure of approx. £28,000

To complete the ground floor, including dumb waiters
etc. would cost an additional approx. min. £12,000

TOTAL ESTIMATED COST.

£108,000

Note: This estimate excludes external works, the cast iron
urinal etc. which it is assumed will be carried out by E.T. and
volunteer labour at minimal cost. The cost of the employment of
a bricklayer is also excluded.

J. Soper August 1990.