

THE TRAMWAY MUSEUM SOCIETY

DEVELOPMENT COMMITTEE

Minutes of the 49th meeting held on Sunday 15th March 1998.

Present: A.W.Bond (Chairman); M.C.Wright; J.Soper; D.F.Russell; J.Miller.

1. **Apologies for absence:** none. All present.
2. **Minutes of the last meeting (10.1.98):** Approved with one amendment. Item 7, disabled access, the total cost was £7k not £5k.
3. **Matters Arising:** Covered below.

4. **Future of Field House & Field Cottage:**

About £50,000 was needed soon to keep the properties in good repair. Through examination of the Accommodation Diary, it was claimed that the properties were underutilised. Good B&B accommodation could be had locally for £15 a night, and other options for the properties should be considered, including their sale to raise capital for Museum development. Informal valuations had been obtained. Some options were:

- a. Sell field and houses: ca.£175,000.
- b. Sell houses only, keep field: ca.£125,000
- c. Sell field FOR DEVELOPMENT. Much higher sum, but the Local Authority's plans meant that the land would NOT be built upon in the foreseeable future, so this option is unlikely, unless the need for low cost village housing changed that.

The finance raised would then be used to build a terraced row alongside the Red Lion. The design brief for such a row had already been proposed by the Committee (meeting 39, 24.1.93, and approved by the Board, minute 11102). Appendix One attached. *(Post-meeting note: Drawings by JS dated 29&30.6.95 for a five-unit terrace suggested a cost of £60,000 per unit at 1995 prices (=£300k).*

Current Board policy is to retain the field as a field to protect the Museum's position. As an overspill car park it has been used every Bank Holiday weekend since 1968 (except Easter and Spring in 1996 & 7) and with a capacity for 500 cars on six key days (say 1500 people a day) allows the Museum to take easy advantage of the extra Bank Holiday business.

The Houses presently provide 23 bed spaces in nine rooms. A budget price for a building with similar accommodation to be obtained.

Action: JM

The K&WVR and Festiniog had recently built accommodation. Data on cost and capacity to be sought.

Action: DFR

The Dormitory would also have to be relocated. Where?

5. **Red Lion:**

The roof was on, and when completed (including the Red Lion statue), the scaffolding could gradually be dismantled, cleaning down and installing the windows on the way, leading to a watertight shell. No decision had been taken regarding the building's use. Any proposals from this Committee needed to be put to the September Board meeting if there were winter budget implications. It was suggested that the indoor play area might be more economically placed in the upper storey than in the Exhibition Hall annexe (see below).

Removal and repositioning of the railings to the north side of the cul-de-sac to be done in the 1998/9 winter budget.

Action: JM

6. **Play Areas:**

- a. Outdoor: Orders placed. Work imminent.
- b. Indoor: Construction of the Clay Cross extension would be later in the summer, and when completed the annexe area could be freed up as the stored

equipment was moved out. The alternative option of putting the play area in the Red Lion would be costed. **Action: JM**

7. **Entrance Improvements:** The first part of the fence construction was noted with approval. The arch was under construction.

8. **Disabled paths:** Grant applied for.

9. **Bandstand Railings:** The trespass guard, timber fence & metal railings would be included in the summer budget. **Action: JM**

10. **Footpath to Wakebridge:** could be opened once the slurry pit was fenced. **Action: JM**

11. **PDMHS:** Following discussions with the PDMHS, some improvements in the appearance of the latest 'shed' had been agreed.

12. **Steam Tram Water Column:** Being painted. Will be put back close to its previous position. **Action: JM**

13. **Emergency Lighting in Tea Rooms:** They were of a modern design and permanently on, which spoilt the atmosphere. Although this was the cheapest option, it was agreed that they should be altered to operate only when required. **Action: JM**

14. **Display of Finials:** A row of nicely painted finials had been put on breeze blocks outside the Exhibition Hall exit. It was agreed that this was not an appropriate location in relation to the Trade Exhibition. Neither the Development nor the Collections Management Committees had been consulted. It was agreed they should be removed. **Action: JM**

There being no other business, the meeting closed at 12.45pm.
Next meeting: Sunday 10th May, 10.30.

Circulation: Those present, Board, Mins Sec.

Version one 240398mcw

23/DEV MIN 4.9