

UNIVERSITY OF BOLTON

SCHOOL OF ENGINEERING

**BSC (HONS) BUILDING SURVEYING AND
PROPERTY MANAGEMENT**

SEMESTER TWO EXAMINATION 2018/2019

HISTORIC BUILDING CONSERVATION

MODULE NO: CAS6005

Date: Thursday 23rd May 2019

Time: 10:00 – 12:00

INSTRUCTIONS TO CANDIDATES:

There are FIVE questions.

Answer ANY FOUR out of five

All questions carry equal marks.

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Scenario

Watling Gate is a Grade II listed building constructed in the Arts and Craft style by Col Newton in 1905. The building is located in Newton Park, Timperley near Altrincham. The building and parkland around the building was bequeathed to Altrincham Borough Council in 1937 after the death of Col Newton with the express wish that it would be used for the local community. Initially it was an Art Gallery and later a Day Nursery. The building and park are currently owned by Trafford Council. The building was occupied until 2003, however since that date it has been vacant and allowed to deteriorate. The property is currently in a dilapidated state and is at risk of substantial collapse.

The Watling Gate Restoration Group (WGRG) aim to restore and conserve Watling Gate for the enjoyment of future generations and ensure it has a sustainable future use for or the local community.

The WGRG have recently being successful in applying for a Heritage Lottery Funding (HLF) start up grant of £10,000 to fund professional fee's in connection with professional work. WGRG have provided you with the Conservation Statement (2009) which they emailed you last week so that you would have a better understand of the building's historical significance and current condition. You should have read the statement prior to coming into the examination.

Note Conservation Statement cannot be brought into the examination.

PLEASE TURN THE PAGE....

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WGRG have employed you in your capacity as a Building Surveyor with specialist knowledge of historic buildings and requested that you address the following questions connected with the building:

1. The building has deteriorated significantly in the past ten years, due to neglect, poor management decisions, and youths accessing the interior and causing significant damage to the interior of the property. Discuss holding works that can be employed to save the building from further deterioration at this stage.
(25 marks)

2. The Local Authority are the owners of the building, WGRG have requested that you investigate what the owners liability are under the Planning, Listed Building and Conservation Area Act 1990. Discuss the implication of the Act in relation to the Local Authorities actions since the property was made redundant in 2003.
(25 marks)

3. The Arts and Craft's building has significant amount of timber that has been used to construct the hall roof and floor as well as the staircase and gallery. The fungus *Serpula Lacryman's* is in the basement, first floor and roof area causing significant damage to the timbers. Discuss the approach to the problem of arresting timber decay in the building.
(25 marks)

4. The building is located in the middle of a public park, access to parking is restricted, however, it is close to the Metro station that has links to Manchester city centre and Altrincham. Discuss a few economic sustainable options for the new use of the building considering the pros and cons of each use.
(25 marks)

5. Funding in all its forms will be critical to the project going forward in the next five years. Explore various funding options that exist and suggest a funding strategy for the next five years to aid the successful restoration of the building.
(25 marks)

END OF PAPER