

Suitability of brewery buildings for re-use

Condition

The three interlinked former brewery buildings form part of a stepped terrace running parallel with Station Road and retain a section of the highway along Station Road.



All of the former brewery buildings are constructed of load bearing rubble stonework with limestone dressings around window openings. The 3 storey building has steel columns and beams on ground and first floors only. Metal framed windows are set within openings, most of which are supported by brick arch lintels. Many of these have been blocked up in the past with concrete blockwork. Two large arched openings are provided on the ground floor front elevation, dressed with large rock faced sandstone pennants. Roofs are of pitched design and were originally finished with clay pantiles some of which still remain on the front plane but the majority of the planes are now clad with a profiled metal sheet.

The brewery buildings have, during the use of the premises for manufacturing, been incorporated into a cluster of old buildings. The other buildings within this cluster have been constructed at different stages and include a variety of structural design and materials. Roof types include a flat roof, saw tooth and multi gabled. Water ingress is an issue to all of the buildings within this cluster.

The brewery buildings have been empty for at least 14 years and were out of use prior to the factory's relocation. Many of the windows have been blocked up from the outside and remaining windows have been boarded. There has been extensive water penetration and whilst attempts have been made to rectify this by overcladding the existing roof with profiled metal sheeting, a lot of damage has taken place resulting in large parts of the structure failing or being rendered unsafe. Access is no longer possible to the first and second floors due to failure of the floor structure. Externally there is evidence of stepped fractures in the stonework particularly on the gable ends, erosion of the stonework's mortar jointing and movement on the front elevation suggests that timber lintels are beginning to fail as demonstrated by the dropped sections of stonework above window openings.

A high volume of asbestos containing materials has been incorporated into the construction and finishes of the buildings, including inside the former brewery buildings. The condition and friability of

these products will continue to deteriorate and a number of the buildings are already deemed unsafe to enter as it is suspected that fibres have been released. Of particular concern is the deterioration of the amosite containing insulating ceiling panels.

Cost of repair

An initial estimate of cost of repairing the building was prepared in Spring 2016 as set out below. Please note that this estimate is for repair only and does not take into account the cost of conversion to make the building suitable for an alternative use.

Based on Wessex Average Elemental Construction Cost							
				Area (m2)	£ /m2	% rate	Total (£)
Scaffold shoring design							120,000.00
Scaffold (internal & external access)				1,728	100.00		172,800.00
Road Lane Closure							50,000.00
Crane hire							22,500.00
Removal of failed Roof Structure				380	30		11,400.00
Removal of Failed 2nd floor structure				380	30		11,400.00
Removal of asbestos							60,000.00
Replace steel beams at each floor level							50,000.00
Replace failed lintels to windows							30,000.00
Reinstate salvaged steel framed windows							3,000.00
Reinstate brick head details							6,000.00
Rake out and repoint failed lime mortar to stone				864			172,800.00
Supply and fix new timber cut roof structure				380	120		45,600.00
new tiled roof covering				380	65		24,700.00
New 2nd floor timber floor structure				380	100		38,000.00
New 2nd floor boarding				380	65		24,700.00
New 1st floor boarding				380	65		24,700.00
Tanking to basement							20,000.00
New external doors							1,500.00
New rainwater goods							6,600.00
External decorations only							24,000.00
Professional Fees						11%	101,167.00
Contingency						10%	91,970.00
Interest pa						8%	89,026.98
Summary							£
Indicative Cost for reinstatement of structural integrity of brewery buildings							1,201,864.27

This cost will be over and above the cost of converting the former brewery to an alternative use.

Appraisal for conversion

An indicative appraisal of converting the building to hotel use shows a shortfall in excess of £1.2 million (see below). Residential conversion would produce a similar shortfall and office or other employment uses are likely to produce a greater shortfall.

C1 Hotel accomodation		m2	sqft	No. of Rooms	
Min Room Sizes (m)		28	300		
Common area 20%		5.6	60		
Max no of rooms within existing shell				33	
C1 Hotel investment Value					
	Purchaser Costs	Initial Yield	£ per room	No. of Rooms	Total (£)
Av. Payment per room			3,750	33	123,750.00
Capital Value		6%			2,062,500.00
Purchaser Costs	-5.50%				- 113,437.50
Investment Value					1,949,062.50
BCIS Average Conversion Cost for Motels across UK (inc Prelims) since 2008					
Hotel Conversion		% rate	Area (m2)	£ /m2	Total (£)
Sample of 12no indexed to South West			1,140	1,434	1,634,760.00
Parking			82.5	100	8,250.00
Professional Fees		11%			180,731.10
Interest		8%			131,440.80
Cost to reinstate structural integrity of buildings					1,201,864.27
Total					3,157,046.17
Summary					£
Indicative GDV					1,949,062.50
Total Indicative Hotel Conversion Cost					3,157,046.17
					- 1,207,983.67

Other matters

A secondary issue is the position of the brewery buildings directly onto Station Road. Repair and conversion works would require this road to be closed to all traffic for a period possibly extending over a number of months. Future closures could not be ruled out to repair and maintain the building in future.



Conclusion

There is a significant liability attached to any option based on the retention or the re-use of the former brewery buildings.