

Former Library at New Quay

Following a recent meeting between council officers in relation to properties held in trust, property services were asked to visit a vacant property formally used as New Quay Library. The reason for the visit is to get an understanding of its condition and potential for future use of the building / site.

The Site

The site lies adjacent to B4342 with a time-controlled parking outside the site, a shop to the LHS facing and a fire station to the rear. Access to the site is via an unsecured gate and a ramped path, the path is steeper than any standard allows, therefore access does not and likely not meet the requirements of the Equality Act 2010 or Building Regulations, Approved Document M without substantial investment.



There are 2 mature trees which are a cause of concern to the neighbouring shop and has the potential to cause damage to either our building or the shop, although the trees appear to be in good health.

There is also a town council noticeboard and a library opening times sign visible from the roadside, both these signs invite people to enter the premises, adding to risks associated with void premises. Consideration needs to be given to remove these, especially the library opening times



The Building

The building is constructed of a brick plinth base on which a timber frame building is constructed, the building is cladded externally with a horizontal timber cladding and plasterboard internally. On inspection there was no evidence of insulation to the fabric

The timber cladding is generally in a fair condition, the lower sections show some degradation which is expected on a building of this age. Isolated areas of cladding show some natural timber shrinkage and cracking, especially around the fixings, which has the potential to allow water into the structure



Windows is constructed of timber and are single glazed, some windows are showing decay which if left untreated will decay further, causing windows not having the

ability to be opened / closed. There is also an increased risk of the window failing and the glass falling out or again has the potential to allow water to enter the structure if repairs are not undertaken



The roof looks to have been over cladded many years ago, the original construction being a felt flat or sloping roof. The cladded roof is in good condition, however the details at eaves appear to be poor, the original edge of the felt roof has rotted away and the guttering is relatively low, giving rise to significant risk of further decay.



Internally, the building is a single room, served by 2, one each end, fan electric heater at high level. The external door opens direct into the room, therefore the heat loss is great in the winter.

The internal walls appear to be in fair condition, although the shelves and some other items left hindered a full inspection. The floor is covered by carpet tiles, having removed the carpet in isolated places a crack greater than 10mm wide was seen, it

is unlikely that the floor is reinforced. BRE Digest 251 classifies cracks greater than 5mm as structural, requiring intervention.



Conclusion

The dated construction, poor heating arrangements and lack of insulation all point to a poor outcome for the building without some significant investment.

Access for public is hampered by the elevated position of the building without making the path compliant with current standards

The lack of water on site again does not lend itself to a public meeting space

The crack in the concrete floor will require significant repairs and I believe make any investment unviable without considering demolition and start with a blank canvas.