

Abergavenny Hub Redevelopment

Report for Bryn Y Cwm Area Committee 20/11/19

Introduction

The redevelopment of the Town hall includes modernising the One Stop Shop and Gwent Police provision on the ground floor, a new theatre box office and foyer area on the ground floor, a full remodel of the first floor to create an open plan library area with a mezzanine extension, community meeting rooms and mayors parlour. The tower will also house a new lift that provides greater accessibility to all levels in the building.

The designs have been developed by our appointed architects GWP, who specialise in Heritage Buildings, in conjunction with CADW and our key stakeholders.

A recent development has been that the Tourist Information Centre will be joining us in the building from 11th November. The team on site are very much looking forward to working alongside the Tourist Information Centre and believe that having all these services all together on one site will be beneficial to the community.

Progress

The building programme has come across some challenges over the past few months but so far we have achieved:

- All demolition through walls has been completed in the basement, first floor and ground floor theatre area
- Mechanical & Electrical first fix is currently being undertaken in the basement, ground floor theatre area and first floor
- New plastering has been completed in all active areas
- Lime plastering on old walls is in progress
- Painting has been started in walls in the ground floor theatre area
- The lift pit has been dug and is currently being filled for underpinning
- Steelwork has started and is progressing for the mezzanine

The next phase of work will be the One Stop Shop, Gwent Police and Tourist Information Centre moving into the ground floor theatre area to be able to start work in the ground floor One Stop Shop/Police area.

The projected finishing date for the overall programme is currently March 2020.

Challenges

We are now over half way into the project and working in a beautiful but very old building has proved challenging at times. Although surveys are undertaken before the start of the project, without pulling down walls completely or digging up whole

floors it is impossible to get a full view of the elements you are working with. This has been a challenge when piling for the steel mezzanine frame, it was initially planned that we would need to dig to 15 meters following ground surveys. On site it became apparent that we would need to dig 30 meters in some areas as the ground was not consistent throughout the area.

We have also had challenges with demolition of walls, the building was very well built in its day and some walls are 1m thick with solid rock in the middle of two stone 'skins'. This has taken time to break through safely, with as little impact on building use as possible.

Despite the challenges, the building will benefit from this renovation as current systems such as ICT are old and will be fully refreshed. It will allow use of space to be maximised and will encourage more users and members of the community to visit.

Furniture

Please see the attached draft furniture schedule. We will be using Sell 2 Wales to tender furniture over the next few weeks.