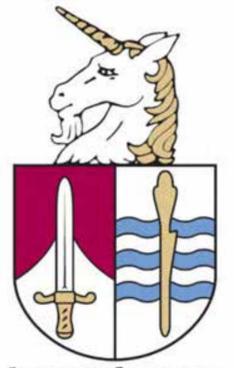


CAMBORNE LIBRARY

Public Engagement Event



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Building Repair Work

The building is in fairly robust condition, however, a lack of ongoing maintenance over recent years has meant that various repair and refurbishment works will need to be undertaken to make the building suitable for use by the Town Council



Loose, slipped and cracked slates to the roof have caused water ingress in the past, causing damage to roof timbers and ceiling/wall plasterwork. It is proposed to strip the existing roof slates, re-use as many as possible in re-tiling the roof and introduce breather membranes and insulation to the roof voids to improve the thermal efficiency of the building for the occupiers and users. Lead work will also be renewed to valley gutters and parapet walls.



Damage caused to the roof timbers internally through slipped/cracked slates and water penetration will require localised timber repairs/replacements, with the roof space also being treated with a timber preservation solution.



Although existing windows are in fairly sound condition, many require minor maintenance and redecoration. In certain areas of the building, it is proposed to install secondary glazing to improve the thermal efficiency of the building and reduce noise. In other areas, the use of thermal blinds will also assist with retaining heat within the building.



The existing tower roof timbers require replacement, together with the lead covering. Repairs to the roof will allow the reinstatement of the flag pole as in the Architect's original drawings for the building, allowing the Camborne Town Council flag to be prominently located.



Damaged ceiling and wall plaster work as seen here, is caused by the lead trays to chimneys above failing and allowing water to penetrate the building over a long period of time. All damaged plaster work will be sensitively removed and replaced like-for-like and redecorated.



Blocked and damaged rainwater goods lead to water penetrating the building fabric and causing damage to the plasterwork and fittings internally. We propose to replace the existing rainwater goods with cast aluminium heritage range products and increase the sizes to allow for the future effects of climate change.



The existing boiler house is in need of repair, with the scantle slate roof failing. As the boiler is to be replaced and upgraded, the boiler house too will be repaired and re-roofed.



ARCHITECTURE & DESIGN

1 Meneage Street, Helston, TR13 8AA
01326 572101 info@3hwarchitecture.com www.3hwarchitecture.com



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