

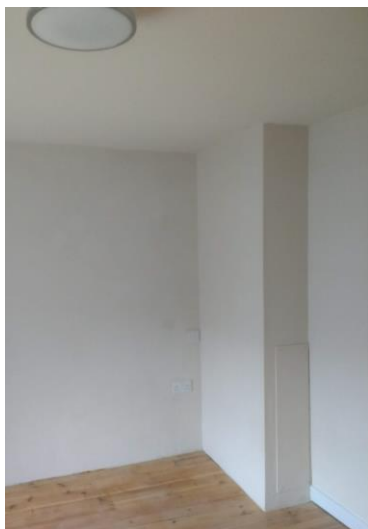
Eskdale Mill Works Conservation Building Contract

Progress report – December 2018 to June 2019

The conservation building works are now completed. Described below are the works undertaken during the period from December 2018 to June 2019, together with images of the building process.

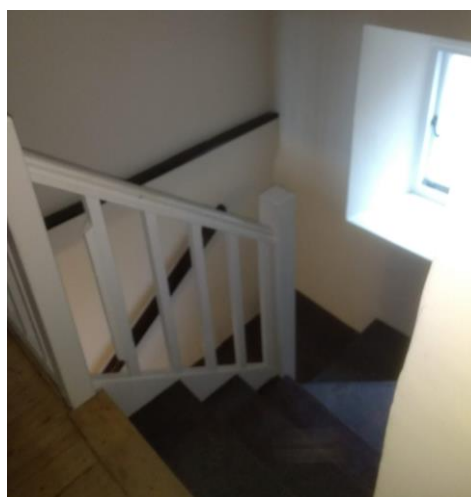
WORKS TO THE COTTAGE

The bathroom layout had to be slightly revised to accommodate the new hot water cylinder, which was installed between the western bedroom and the bathroom. The minimum space required was taken from the bedroom and the new tank was surrounded by insulation to provide an acoustic barrier.



Left hand side image: position of hot water cylinder on 8th January 2019. Central image: view of the hot water cylinder cupboard from the western bedroom on 24th January 2019. Right hand side image: view of the hot water cylinder cupboard from bathroom on 24th January 2019

The staircase layout was modified as per Development Stage design, to provide wider treads (facilitating the access to the first floor) and to enable the incorporation of thermal insulation to the wall in the future.

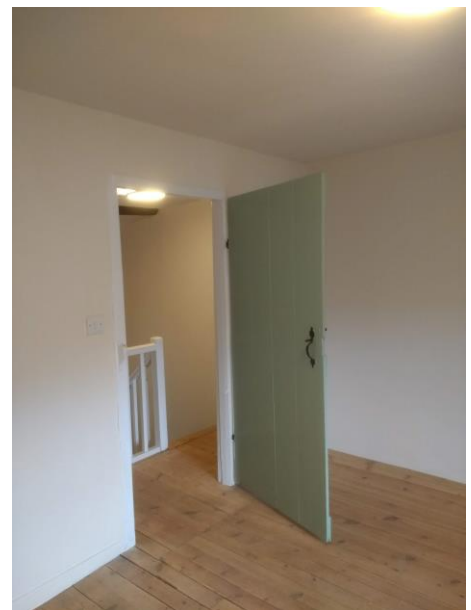


Left hand side image: staircase on 24th January 2019. Right hand side image: staircase on 1st March 2019

Internal decoration and refurbishment of external joinery was completed during the months of February and March. Second fix for water and electricity was undertaken, along with the installation of the storage heaters and the wood burning stove.



Images of the refurbished eastern bedroom on 1st March 2019

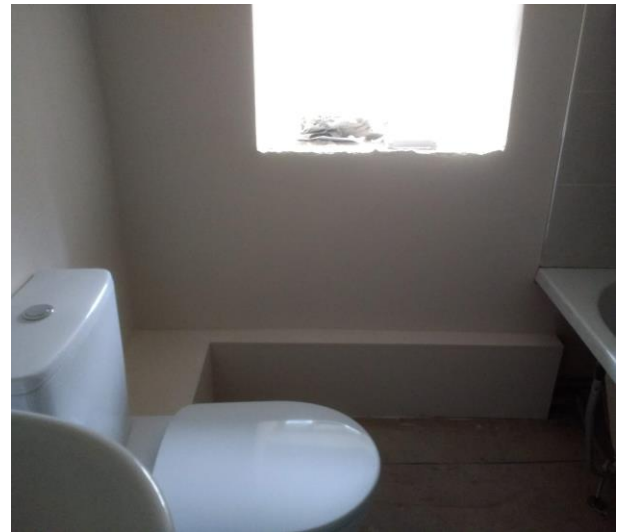


Images of the refurbished western bedroom on 1st March 2019

Please note that the pictures shown below were taken before the BT engineer had visited site and before the mains water supply had been undertaken. Thus, the services second fix was not completed at the time.



Images of the refurbished living room on 1st March 2019



Left hand side image: refurbished dining room on 1st March 2019. Right hand side: refurbished bathroom on 24th January 2019

The existing septic tank was replaced with a proprietary sewage treatment plant. The redundant septic tank was retained as a primary tank for the new system.



Image of the new sewage treatment plant being installed on 25th February 2019

The cottage foul drain was connected to a new inspection chamber outside the outbuilding, which connects the new system with the existing pipework to the septic tank.



Image of foul drainage arrangement behind the outbuilding on 14th March 2019

When this connection was undertaken, a leak from groundwater into the foul system was detected by the main contractor. The specialist contractor (Mennie Services Ltd) undertook a camera inspection in April 2019 and advised the following:

- A section of foul drain behind the outbuilding required CIPP structural bridge lining techniques to be undertaken to seal the leaks.
- A redundant gully behind the outbuilding required sealing off.

These works were successfully undertaken and both drainage systems (foul and surface/ground water) are now separate and working properly.

Finally, the outbuilding was reordered to accommodate a laundry room to serve the cottage, including decoration and the installation of a new external door.



Image of outbuilding

WORKS TO THE CART SHED AND THE PRIVY

An application for discharge of Listed Building Conditions was submitted on 4th December 2018 including details of the timber cladding for the cart shed. Approval was granted on 21st December 2018.

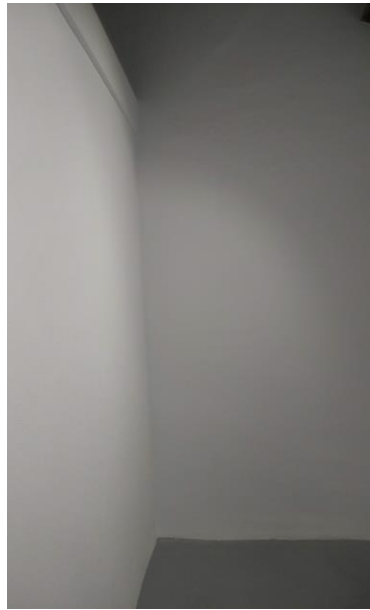
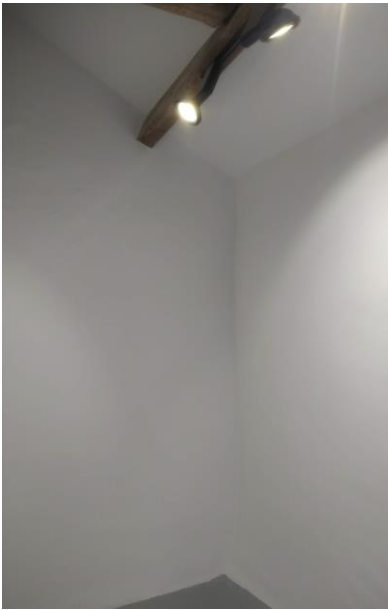


Image of cart shed with open shutters on 8th January 2019



Image of cart shed with closed shutters on 8th January 2019

Internally, decoration works were undertaken, along with the second fix for electricity and water.



Images of the shop area taken on 14th March 2019

The remnants of the cottage kitchen worktop were used to create a desk for the reception/shop area.



Internal image of the cart shed taken on 1st March 2019

The sanitary fittings to the wheelchair accessible toilet were installed.

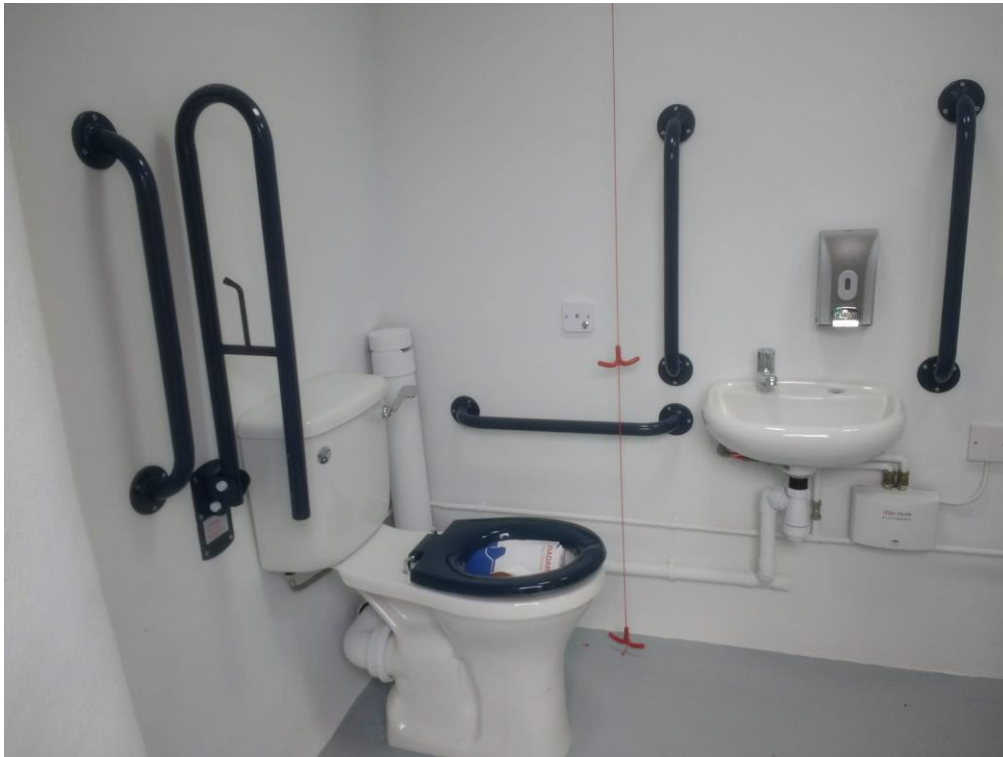


Image of the interior of the wheelchair accessible toilet compartment taken on 14th March 2019

The retaining wall and guarding surrounding the access to the wheelchair accessible toilet was built (approval of discharge of conditions granted on 21st March 2019).



Images of the access area taken on 21st March 2019, kindly supplied by John Lambert (main contractor)

The application for using FlexiPave for the wheelchair access into the wheelchair accessible toilet was submitted on 25th January and approved on 21st March 2019.



Image of FlexiPave to entrance to wheelchair accessible toilet taken on 4th July 2019

Works to the privy were also completed, including the installation of a new external door, the internal torching to the underside of the slate roof covering and repair works to the privy joinery.



Internal image taken on 21st June 2019



External Image taken on 4th July 2019

WORKS TO THE MILL AND THE BAKEHOUSE

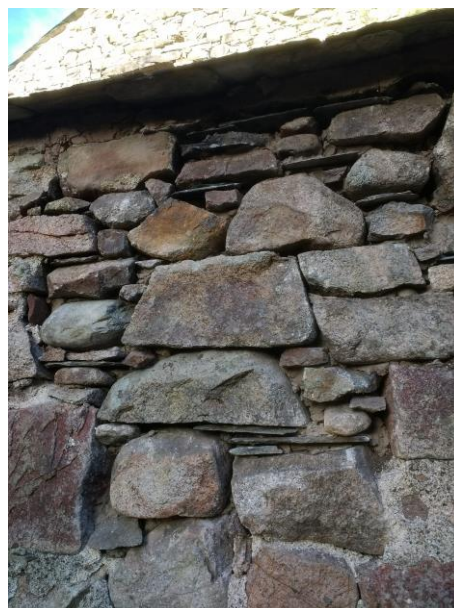
Internal torching and the second fix for electricity were finished between December 2018 and March 2019.

The existing distribution board was located in the peat store and it used to suffer from damp related issues during the wet months of the year. It was agreed that a better position for the distribution board would be in the Drying Room and this change was included in Architect's Instruction no. 14. This new location also allowed for centralising the light switches, which are now protected inside a cupboard accessed only by the mill manager and volunteers.



Images taken on 8th January 2019

Rebuilding of 2 sections of the bakehouse walls was required to ensure the stability of the building. Works to the bulge to the south elevation had already been included during the Development Stage. Structural issues to a section of the east wall were discovered from the scaffold and rebuilding works were incorporated in Architect's Instruction no. 21 – Rev 1.



Left hand side image: rebuilt section of eastern wall to bakehouse. Right hand side image: rebuilt section to south wall to bakehouse. Both images were taken on 8th January 2019

External joinery was repaired or replaced as per Development Stage specifications.

New visitor guarding was installed in the Milling Room and the Hurst floor to maximise the area accessible for the public while retaining a safe working area for the mill manager.



Image of Milling Room guarding on 14th March 2019

WORKS TO THE STABLE WITH HAYLOFT OVER

The new external joinery was manufactured and installed as per architect's specifications.



Left hand side image: new northern window to hayloft. Right hand side image: stable door.
Both images taken on 1st March 2019

Masonry works to re-set the external steps up to the hayloft and their parapet wall were undertaken to provide a safe access.



Image of the stable / hayloft on 24th April 2019

EXTERNAL WORKS: ACCESS TO EXHIBITION ROOM AND ENTRANCE YARD TO THE HURST FLOOR

The external paving for the wheelchair friendly access into the Exhibition Room as well as the surface finishes of the entrance yard to the Hurst floor were controlled by a condition of the Listed Building Consent and therefore an application for discharge of conditions was submitted.

The application for using FlexiPave for the wheelchair access into the Exhibition Room was submitted on 25th January and approved on 21st March 2019. Works were undertaken in June 2019.



Image of FlexiPave to facilitate access for wheelchair users into exhibition room, taken on 4th July 2019

A consultation with Anne Bradshaw (Copeland Disability Forum advisor) regarding the ramped or stepped arrangement of the entrance yard to the Hurst floor was undertaken in order to modify the Development Stage design.

When the planning application was submitted back in 2016, we had proposed a ramped access from the tarmac into the courtyard so that wheelchair users could see into the byre. However, it was agreed to amend this proposal and include for 3 no. steps on the basis of the following:

- a. The ramp from the tarmac to the byre door would be much steeper than is recommended for wheelchairs (1 in 6).
- b. In the proposed visitor circulation plan, the general public would not be allowed to enter or leave the site via the 'courtyard' area. A locked gate and fence will be closing this area from the adopted highway.
- c. In the case of a visitor with limited mobility who can walk around the first floor level of the Mill but cannot manage the 2 flights of steps down to the Hurst floor, an assisted access through the courtyard under the mill manager's supervision would be allowed. 3 no. steps (300mm wide x 170mm high) will

connect the adopted highway with the byre level and a flat area paved with FlexiPave will be installed between those new steps and the existing stone steps up to the Hurst floor.

The response from the advisor was favourable and the application for discharge of conditions was submitted on 8th February 2019, proposing to incorporate gravel in the areas next to the external doors. Approval was granted on 21st March and works were undertaken in June 2019. A culvert collecting surface water from the ground area was built to discharge into the existing open culvert running along the west elevation of the stable.



Image of path between byre and hurst floor doorway taken on 4th July 2019

REINSTATEMENT OF LAUNDER

Ian Smith was the appointed contractor to rebuild the launder trough and the launder gates to operate the waterwheels.

Works started on site on 8th April and were finished within three weeks.



Image of launder works on 16th April 2019



Image of finished launder on 15th May 2019

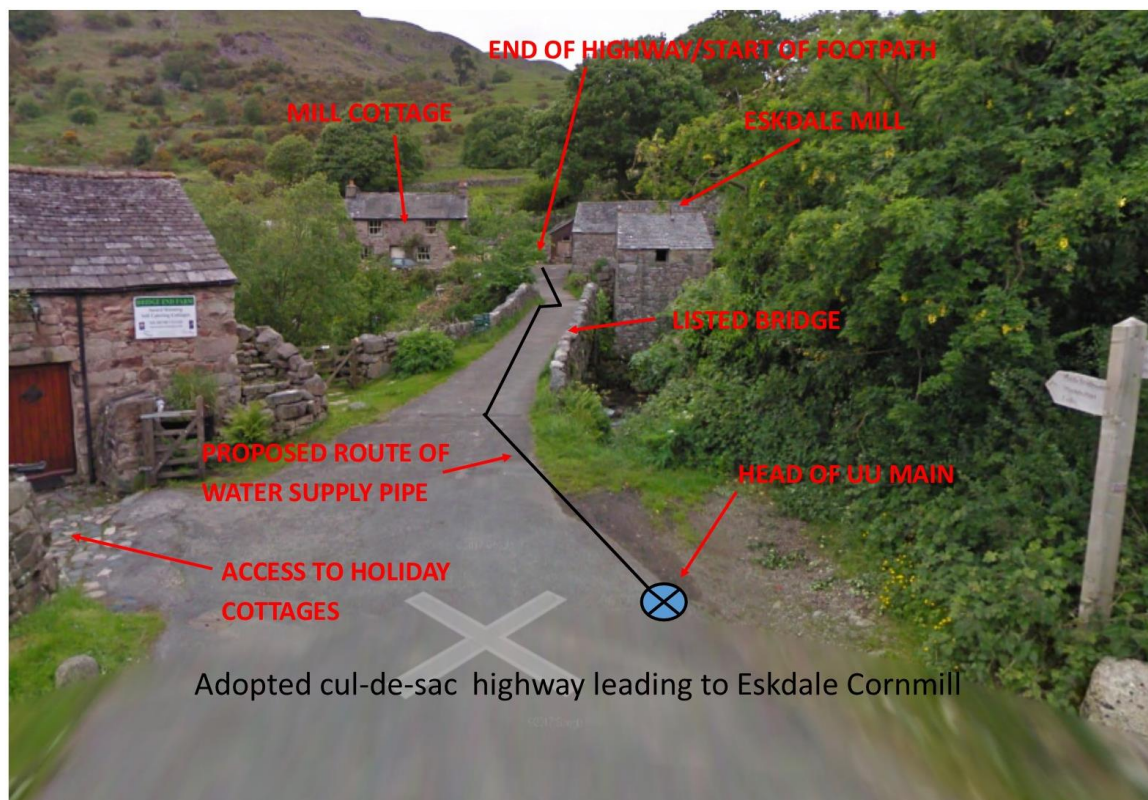
The operating mechanisms and the internal peg board were fine-tuned by the Millwright contractor. They also included an overspill to the side of the launder to protect the building from splashing water.

MAINS WATER SUPPLY

An application for Listed Building Consent was submitted to the Lake District National Park Authority for installing a mains water supply in the roadway over the Grade II listed bridge. The application was submitted on 23rd January 2019 and approval for undertaking the works was obtained on 15th March 2019.

The mains supply provided by United Utilities finishes some 10m south of the bridge. Due to the presence of bedrock very close to the ground, an insulated service pipe was proposed from this point to serve the cottage and the cart shed. This pipe includes an electric element, controlled by a thermostat to only provide heat to the pipe when the temperature of the ground reaches minus 3 degrees C. A private water meter has been installed in the outbuilding of the cottage for billing purposes.

The work was undertaken by Ashcrofts Plant Cumbria Ltd during early April. This was undertaken under licence from Cumbria County Council as the road over the bridge is a public highway. The water supply was finally connected by United Utilities in early May and this was followed by commissioning of all the appliances, hot water cylinder etc.



Route of water supply pipe from the head of United Utilities main up to the Mill and the Cottage