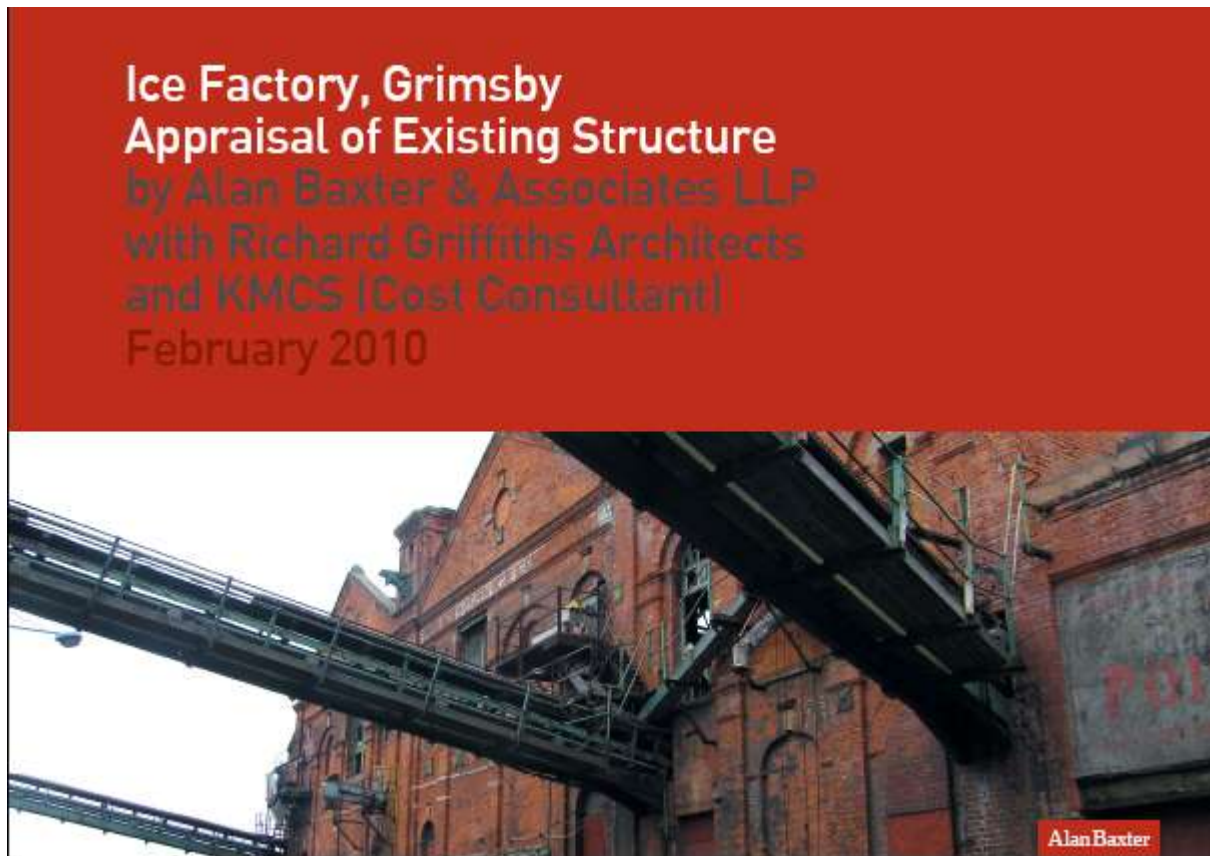


SUMMARY:

Grimsby Ice Factory Appraisal of Existing Structure and Conservation Statement

Health Warning: This is our summary of two very detailed documents. It is one interpretation. There are other interpretations, such as the *ACR News* review on the Great GIFT website. Before making any decision you should read the original documents.



Ice Factory, Grimsby, Appraisal of Existing Structure (70 pages)

by Alan Baxter & Associates LLP, with Richard Griffiths Architects, and KMCS (Cost Consultant)

Prepared by David Johncox, John Woodcock and Colin Hayward.

The appraisal, commissioned by North East Lincolnshire Council, outlines the scale and cost of works to put the building in a stable and weather-proof state before any alteration can be made for re-use. A contract for further exploratory work and trial repairs would have to be agreed with English Heritage before any proposals for tenders could be drawn up.

The appraisal notes the history and geology of the Grade II* listed Ice Factory then considers the internal structure. The Ice Factory comprises two main buildings built in 1900/1901 and 1907/1910 with a small 1950s extension to the first building.

Although a typical industrial structure, the form is unique to the purpose of large-scale ice-making for the fishing industry. The original design and construction is thought to be of above average quality producing a robust structure.

The foundations appear sound, although cracks in the corner wall of the 1907/1910 building suggest differential settlement. The Ice Factory has missed two of the major overhauls usual for the lifecycle of an industrial building. The structure is in a poor state due to the original ice-making environment and rainwater damage through lack of maintenance.

Extensive repair and improvements to the structure are required. The brick walls are robust and could be used to support new loads from additional floors. It may be possible to replace the heavy duty floors in the tank rooms with several light weight floor structures. In areas such as the 1907/1910 store it is likely the structure could support new floors.

Remedial works required ;

External Walls:

Make good all cracks in brickwork. Clean or repair corroded steelwork.

Roof Structure:

Replacing roof to keep weather out is a priority. Initial temporary structure would deflect rainwater away from the building. Replace flat roof over existing steel beams and small pitched roof over 1901 office. Refurbish multi pitched roof over 1907/1910 store.

The pitched roofs over the old boiler house, and the tank rooms appear to be in better condition than the others and the report suggests removing and separating all the roof coverings into those which can be re-used (say 30%) and those which cannot.

Internal Structure:

Allow 18 months to dry out the building. Remove debris and damaged timber . Pump out water from trenches and undercrofts. Replace or reinforce steel columns.

Some cost issues depend on English Heritage approach to repairs and need complete Conservation Management Statement and proposal. Ice making machinery may need covering or removing before new floors can be installed and existing steel support structure can be repaired.

The Quantity Surveyor, KMCS was asked by NELC to consider the costs of three options;

A: Temporary fix making the building safe, watertight, and allowing further surveys.

B : Minimal repair and renewal.

C: Extensive repair and upgrading of structure and external envelope of the building.

The costs quoted are for guidance only and exclude fees, survey costs , site acquisition costs etc. Any actual costs will have to be negotiated. Costs will increase, both as a result of inflation on 2010 prices and as further deterioration sets in

Budget Cost Appraisal:

Option A: Temporary Works

£1,516,000 (1910 extension 498,000 original building 1,018,000).

Option B Minimum repair of Structure and Envelope

£3,691,00 (1910 extension £1,239,000 Original Building £2,453,000).

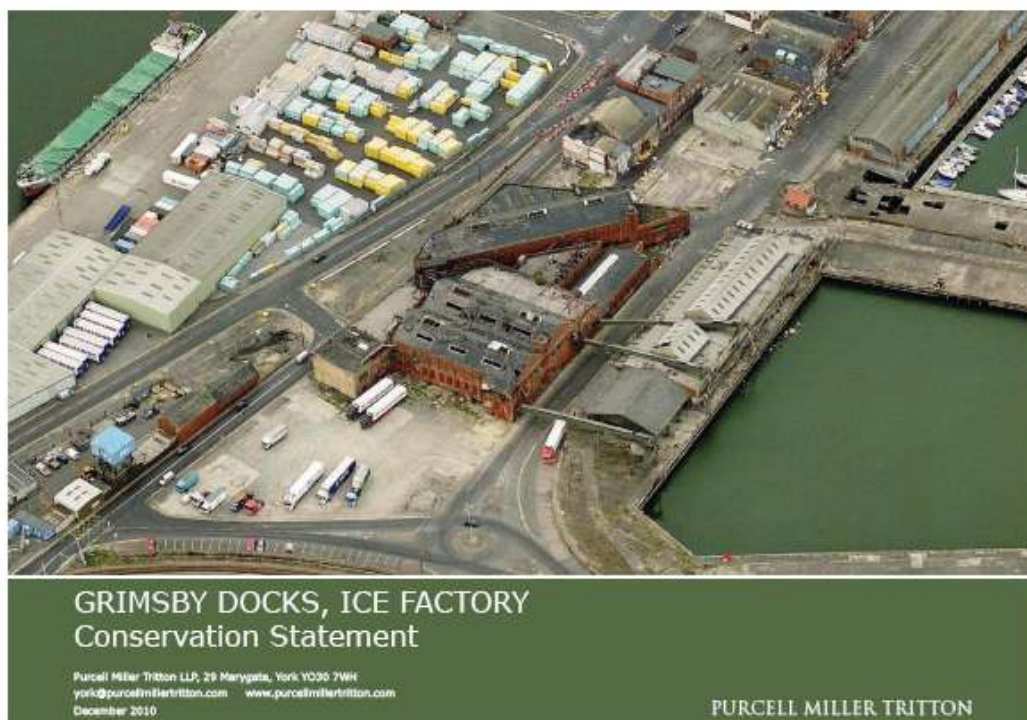
Option C; Full repair and Upgrading Structure and Envelope.

£4,750, 000 (1910 extension £1,693,000 Original Building £3,057,000).

Additional cost if existing timber floors are replaced by concrete (rather than new timber) floors.

A Conservation Statement is required to help understand what is historically important about these buildings, and to establish a clear and proper interpretation of their cultural value.

Health Warning: Once again, this is our interpretation for information purposes only. You should read the original detailed document before making any decision.



GRIMSBY DOCKS, ICE FACTORY, Conservation Statement (139 pages)

Purcell Miller Tritton LLP

The Conservation Statement was commissioned by NELC, in consultation with ABP. The report was prepared by Liz Humble (Heritage Consultant, Purcell Miller Tritton) on behalf of NELC. Andy Pearson, (Managing Director, Star Refrigeration's Contracts Group and an Associate with Star Technical Solutions, the consultancy arm of Star Refrigeration Ltd), provided technical advice on the refrigeration equipment and plant within the Ice Factory.

A first draft was distributed to NELC, ABP, and English Heritage in September 2010. After consultation a final report produced in November 2010. NELC will hold copies and distribute upon request to necessary parties for use after final adoption.

The report summarises and develops the architectural investigation report produced by English Heritage (2001), the measured survey by Hodson Architects (2009) and Appraisal of the Existing Structure by Alan Baxter & Associates (2010).

The report covers the history of the Ice Factory, tracing the ownership from the Grimsby Ice Company, the Grimsby Exchange Limited, and Associated British Ports (the privatised British Transport Docks Board) which inherited ownership in August 1990.

The report notes that the Ice Factory was Listed Grade II on 12 September 1990 and upgraded to Grade II* on 12 August 1993. The Listing includes the Factory's contents and external fixtures (including the Gantry Conveyors across Gorton Street to the dockside and the railings along Gorton Street and the footbridge across the passage (formerly Parker Street) linking the 1901 and 1910 buildings.)

National Planning Policy

The report covers national planning policy (Planning Policy Statement 5 (PPS 5)) on the historic environment providing a context for the Ice Factory. It notes that planning applicants must show evidence that potential owners or users of the site have been sought, that reasonable effort has been made to seek conservation grant funding and charitable or public authorities willing to take on the heritage asset'. It also reviews Section 55 of the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990 which cover Listed Building Consent for works affecting the special character of the Listed building.

The report notes that Associated British ports (ABP) is a Statutory Undertaker and has Permitted Development Rights (Part 17 Class B of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995. This gives ABP the right to carry out development on operational land in respect of any dock, pier, harbour, water transport, or canal or inland navigation undertakings so long as they are required for the purposes of shipping or movement of passengers, livestock or goods at a dock, pier of harbour. Any development not related directly to the above would require planning permission.

Significance of the Ice Factory

The report finds that the Ice Factory buildings have a generally high significance and the ice making machinery an exceptional significance.

The buildings provide a very rare, substantially complete, example of a 20th century ice production factory. It is the largest and earliest remaining purpose built ice factory in England. It is held in sufficiently high regard for the local civic society and others to form the Great Grimsby Ice Factory Trust (Great GIFT) - to preserve the Ice Factory.

The primary ice making machinery within the Ice Factory buildings has an exceptional significance. The four J & E Hall ammonia compressors are probably the oldest, and the largest, to survive in the UK and possibly also Europe. They are considered to be of international interest. English Heritage advisor's report gave the reasons for the upgrade from Grade II to Grade II* in 1993 for the site being the earliest surviving (purpose built) ice factory in the UK and the only one to survive with its machinery.

The reciprocating compressors by J & E Hall and slip ring motors by Metropolitan Vickers are probably unique in their size and age.

The ice making equipment in the 1901 Tank House (such as the ice cans) is of exceptional importance. Ancillary elements for the handling, crushing and conveyance of ice is of general public interest and moderate significance.

As a Grade II* Listed building, the Ice Factory – including all its fixtures and fittings – is of national significance falling within the top 6% of Listed buildings. Thus the overall significance of the site is exceptional.

The report considers the Ice Factory's location on working Port Operational Land. It notes that the Port has to operate in line with the International Ship and Port Facility Security Code (ISPS), and that access to the eastern areas of the Port is required for tankers, HGVs etc.

Current use of Port Operational Land near the Ice Factory masks the lower parts of the historic buildings from public view. The location lends itself to open public access being close to public transport routes and town infrastructure.

There is little prospect of making any part of the machinery / plant functional for museum or specialist interest purposes at a reasonable cost and in a manner which retains their authenticity. Apart from the difficulty of sourcing spare parts and the cost of operation it should be noted that the facility would not comply with current CEN safety standards (introduced in 2000 and revised in 2008), and to make it compliant would mean that it would not look authentic. It would also not be possible to provide public access to the Compressor House or other areas if they were in operation for health and safety reasons.

Options:

Commission an options appraisal to examine the feasibility of various uses.

English Heritage have indicated that some machinery could be removed and the report highlights the most significant machinery for retention.

The report summarises the 1910 building as a shell which can be converted to alternative uses.

The basic mechanical equipment could be restored to a presentable condition. The video record taken in July 1990 gives a clear picture of what the Compressor House looked like. It would be relatively easy to recreate the supervisor's office and Engineers office in the Compressor House.

The wooden and steel fabric in the area of the Ice Tanks is in remarkably good condition. The equipment in the Condenser Room could be cleaned and painted to make them look operational. The ammonia pump stations, could be restored visually, although not functionally (the report notes that when working they were completely covered in insulation and therefore not very interesting to look at). The ice harvesting area is better preserved at ground floor level than on the first floor and could be repaired. The buildings have a large floor area which increases their suitability for a range of uses. The buildings have a large open space around them, following the alteration to the road layout, and this would be suitable for ancillary needs such as a car park.

The report covers likely sources of funding and the possibility of linking with other regeneration initiatives in the East Marsh.

Recommendations:

Commission a feasibility study and options appraisal to investigate possible future uses.

Negotiate with ABP to repair the buildings with some removal of machinery to enable alternative appropriate sustainable use in relation to the feasibility study and options appraisal.

Investigate feasibility of separating the Ice Factory from Port Operational Land and likelihood of selling the Ice Factory as a separate entity to increase the options for reuse.

Consultation between the owners, English Heritage, NELC and funding bodies to assess funding.

Halt decline of the buildings by weatherproofing and security . Full programme of repair and refurbishment. Remove some equipment while restoring the more significant machinery in-situ.

Given the unique nature of the Ice Factory and its important significance, the Conservation Statement recommends that every effort should be made to secure its long term future. The large size of the available floor area provides the potential to repair and redevelop the Ice Factory for a range of possible uses. Sustainable reuse could bring to life a major element of Grimsby's heritage as part of a flagship project. The Conservation Statement should be used to guide and inform the future of the Ice Factory and be a vehicle for planning and managing positive change.

Summary prepared for Great Grimsby Ice Factory Trust for information purposes. You should read the full documents for the opinion of the professionals who prepared the reports.