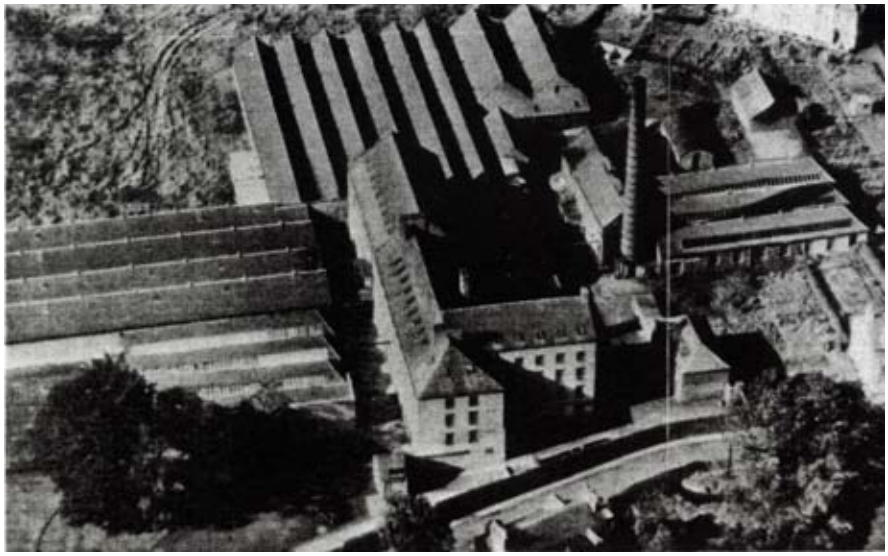
Annex B: Caerlee Mill Conservation Study

LDN Architects

Caerlee Mill

Conservation Study



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Introduction

When Caerlee Mill was built by Alexander Brodie in 1778, it was the first water-powered textile mill to be built in the Borders and the first woollen mill of the Industrial Revolution in Scotland. Brodie added a north wing to the mill in the early 1800's. The mill was then mechanized in 1841, following the sale of the building to Robert Gill, and a west wing was added to Brodies Mill by Gill (between 1839 and 1856) followed by a series of smaller developments to the west of Brodies Mill to provide a milling area and a Tenter House (around 1850), a Boiler House and Steaming Shed. The mill increased significantly with the addition of Weaving Sheds and Hand Knitting Sheds between 1850 and the mid 1930s as its scale of operations increased. The mill's development therefore charts the growth of the textile industry through the 19th and 20th centuries and its sudden decline in the early 21st century.

The Mill was occupied until January 2010 when JJ & HB Cashmere Mills Limited was placed into administration. A small production output survived, with the Phoenix Company emerging from the previous company and trading as Caerlee Mills Limited, using a reduced number of buildings while shutting large areas due to increasing running costs. This study is being promoted by the Council to assist towards unlocking the potential of the site and buildings and consideration of part demolition is the preferred way forward to guide future options. The site is ideal for a series of developments except that most of the buildings proposed for demolition are B Listed and the Scottish Historic Environment Policy states that:

No listed buildings should be demolished unless it can be clearly demonstrated that every effort has been made to retain it. Planning authorities should therefore only approve such applications where they are satisfied that;

- the building is not of special interest; or
- the building is incapable of repair; or
- the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- the repair of the building is not economically viable and that they have been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.

This study therefore addresses the four key assessment criteria set out in planning legislation and describes:

- the building and its significance.
- the building's condition and the indicative cost of repairs.
- the feasibility of development options in relation to the adaptive re-use of the building.
- the benefits of demolition and redevelopment

On the basis that it is recognised that the demolition of certain buildings is essential to delivering benefits to economic growth and the wider community and consent to demolish the building is granted.

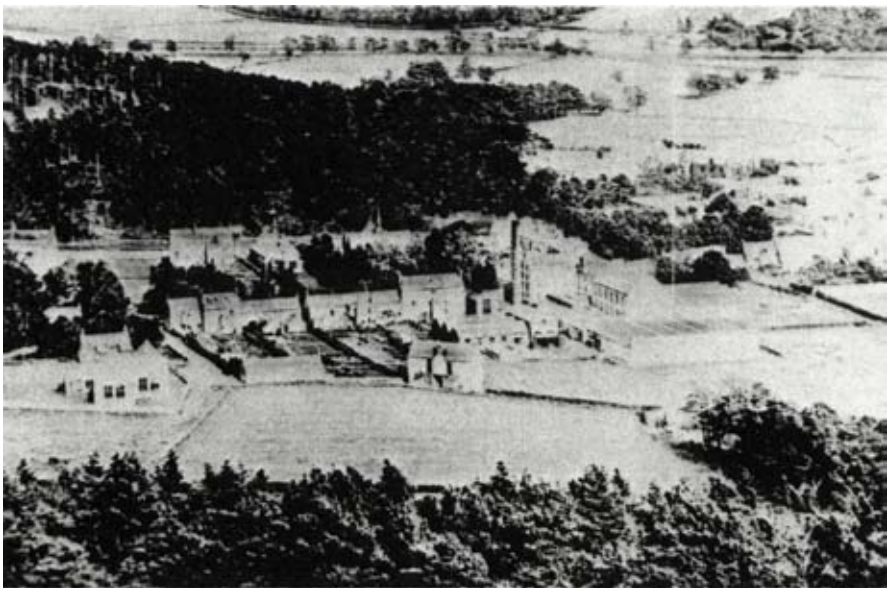
1.0 Timeline History & Historical Images

1.1 Timeline History

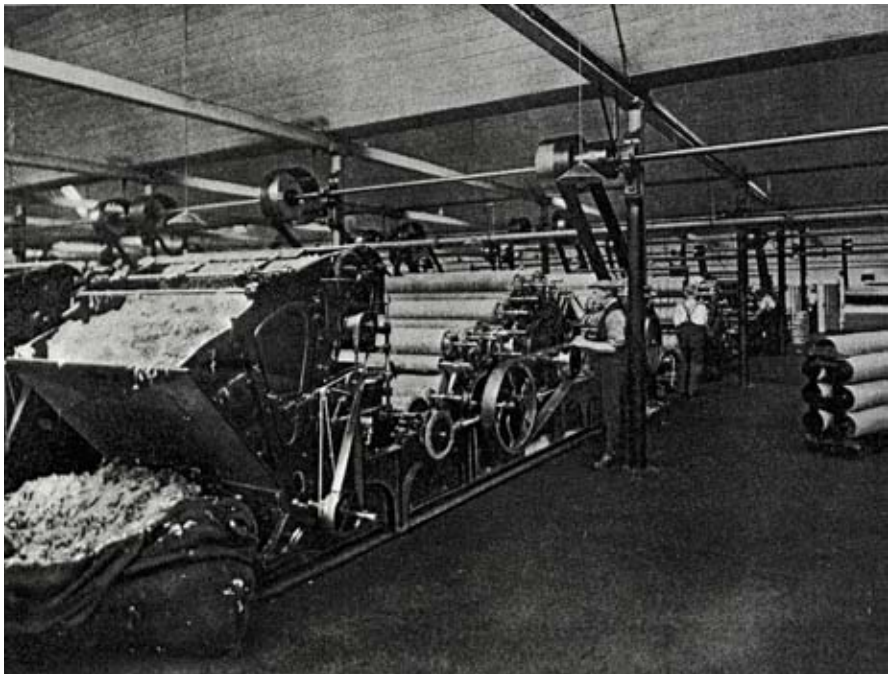
	Caerlee Mill
1733	Alexander Brodie born at Riggs of Traquair. Moved to London 1851. Moved to Shropshire and becomes successful in iron industry. Returned to Innerleithen to set up woollen mill, aged 55.
1788	Construction of Caerlee Mill or "Brodie's Mill" (A1) by AB begins. Lade possibly dates from same period.
1802	Henry Ballantyne (1802-1865) born.
Early 1800s	North Wing added.
1811	AB dies and business rented to other manufacturers.
1820	Henry Ballantyne breaks away from family business in Galashiels and rents Caerlee Mill to develop his own business. He was 18 years old and the seventh generation of Ballantynes in the textile business
1829	Henry Ballantyne moves his business back to Galashiels.
1841	Mill sold by heirs of AB to Robert Gill who mechanised the mill using steam power and expands the business.
c1839 - 1856	West Wing (A2) of "Brodie's Mill" added.
1847	Henry Ballantyne leaves Galashiels again and builds a mill and worker housing at Walkerburn founding the town of Walkerburn.
1849	Mill marked as "Gill's Mill" on Dobson's map of that date.
c1850	Milling Area (B1) and Tenter House added.
c1850 - 1880	Boiler House & Seaming Shed (B3) added.
c1858 - 1864	Weaving Shed (C1) added.
1864	Wool being imported from Australia.
1865	Henry Ballantyne dies and his five sons inherit the family business at Walkerburn.
1870	Three youngest Ballantyne sons leave family business and set up their own firm, Ballantyne Bros, by building Waverley Mills at Innerleithen.
1876	Weaving sheds extended using concrete construction.
1883	Eldest Ballantyne son, David, starts his own business, D Ballantyne & Co, and builds March Street Mills in Peebles. 2nd eldest son continues to operate original family firm of Henry Ballantyne & Sons.
1886	Mill sold to JJ&H Ballantynes of Walkerburn.
c1900 - 1910	Weaving Shed (C1) extended by six bays. First four bays of Finishing Shed (C2) added. Later additions identifiable by construction detail changes.

c1910+	Weaving Shed (C1) extended by two bays.
1919	Company amalgamates with Waverley Mills and March Street Mills of Peebles and becomes D Ballantynes Bros & Co.
c1920 - 1925	First three bays of Hand Knitting Sheds (D1) added. Extended by a further three bays in mid 1930s with later subdivisions.
1930	Business reorganised. Carding and spinning machinery transferred to Waverley Mills and weaving machinery centred at March Street Mills.
c1930s+	Offices (E1) added.
1941	D Ballantyne Bros have 200 looms and employ 700 people.
1945	Caerlee Mill closed during the war. Reopened in 1945 and renamed Ballantyne Sportwear Co Ltd for knitwear.
1950s	Ballantyne expands dramatically and is sold in the best stores in the world. It becomes associated with high fashion, designer knitwear, of the highest quality. Develops "intarsia" (hand inlaid knitting) from simple patterns to more sophisticated designs which could not be matched anywhere else.
c1960s	Additional floor added to "Brodie's Mill" building.
c1960s	Offices (D2) altered.
1960s	Ballantyne changes ownership three times as a result of mergers amongst the Borders knitwear companies and is owned for a time by Sir Hugh Fraser of House of Fraser.
1964	William Baird Group takes over Ballantyne, forming Scottish Borders Cashmere Ltd.
1966	Queen Elizabeth visits Caerlee Mill for the first time on 1 July.
1967	Ballantyne awarded Queen's Award for Industry due to achievements in the export markets for luxury knitwear.
1969	Scottish Borders Cashmere taken over by Dawson International.
1982	Ballantyne wins Queen's Award for Industry again.
1991	Ballantyne wins Queen's Award for Industry again
2004	Company taken over by Charme Investments, an Italian investment firm based in Milan.
2008	Brooks Brothers, the US clothing retailer, acquires a 25% stake in Ballantyne. Firm to operate as JJ & HB 1788 Cashmere Mills.
2010	In January Ballantyne enters Administration with debts of £10m and 117 workers are made redundant. Caerlee Mill site offered for sale by the Administrator, BDO LLP, through King Sturge. Plant and Machinery auctioned.
2010	In March 2010 Caerlee Mills Ltd rents part of Caerlee Mill and begins production with a staff of 37.
2010	Bill Ward prepares a panoramic digital photo record of Caerlee Mill. (Available at http://billward.eu/index.htm).

1.2 Historical Images

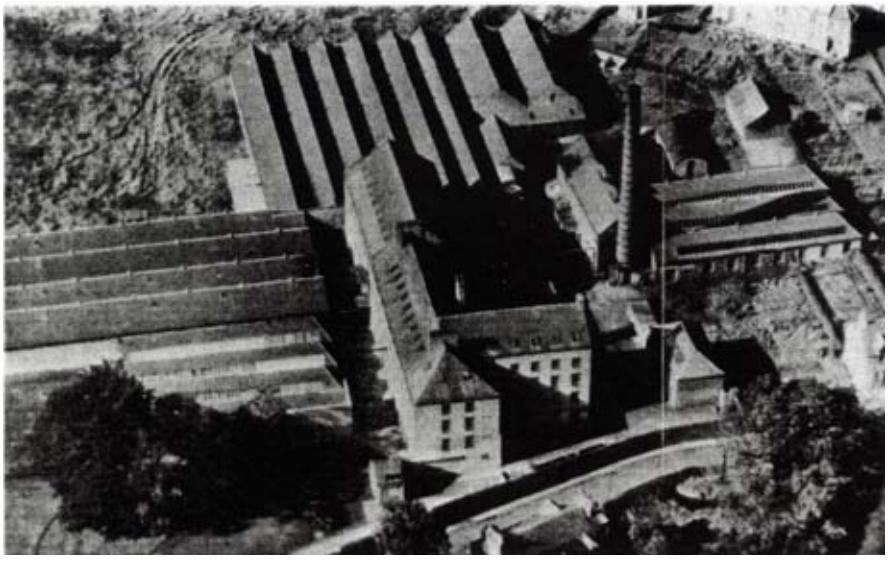


1896 Robb & Stevenson View from Caerlee Hill



1929c H Ballantyne & Sons Carding Rooms

1930c Robb & Stevenson Caerlee Mills Knitting Co



1930c Robb & Stevenson View of Caerlee Mills

1961 Southeast view of Building A1

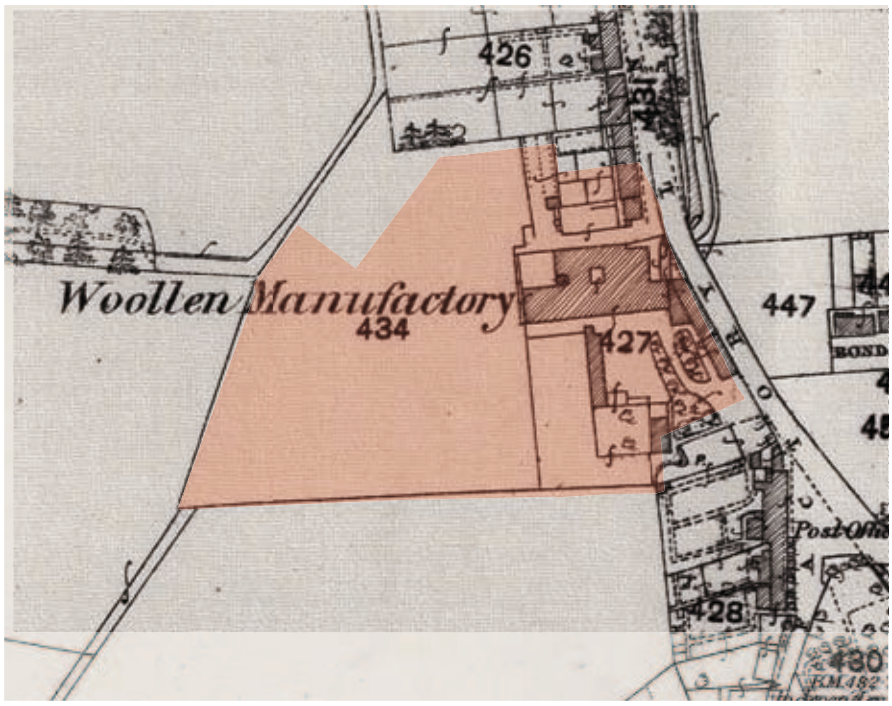
1961 Southeast view of Building A1

1961 Northeast view of Building A1

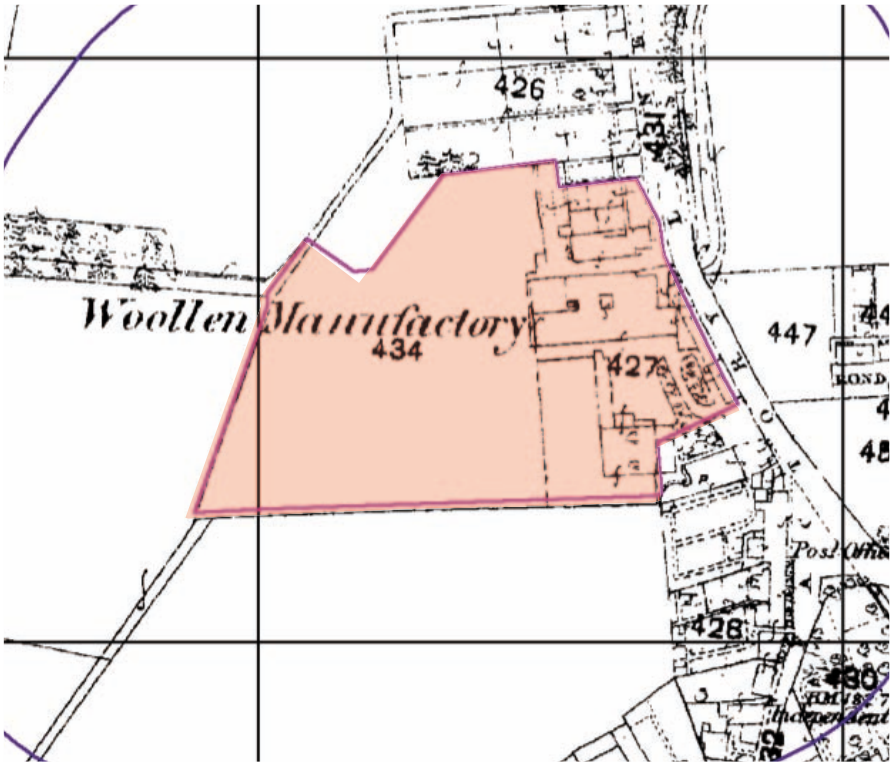
1961 Northeast view of Building A1

1966 Royal Visit to Caerlee Mills

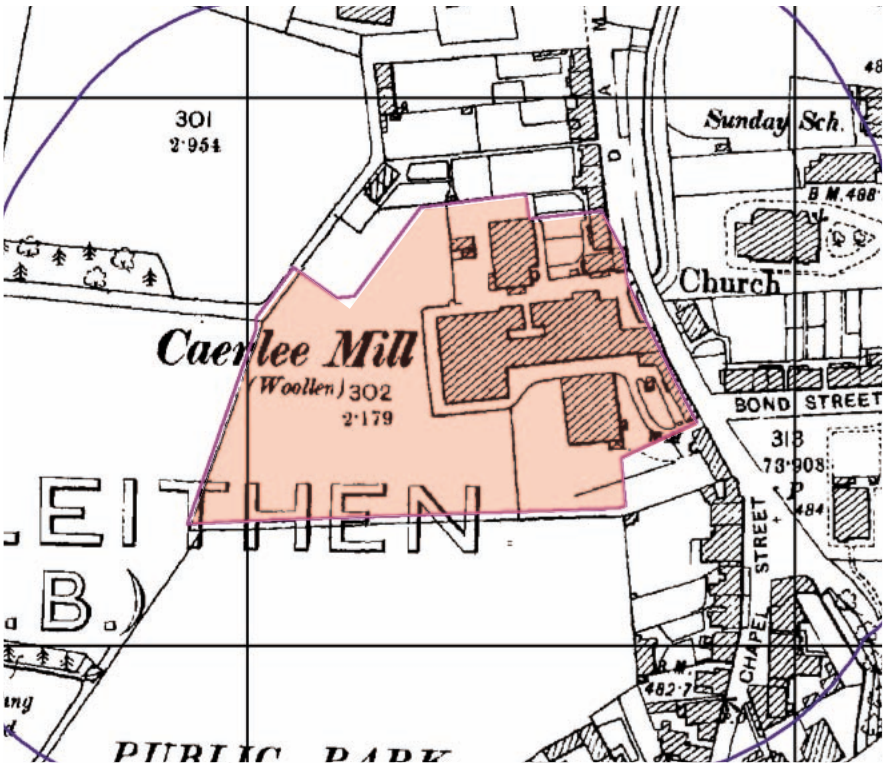
1966 Royal Visit to Caerlee Mills


426
Woollen Manufactory
434
427
447
428
430

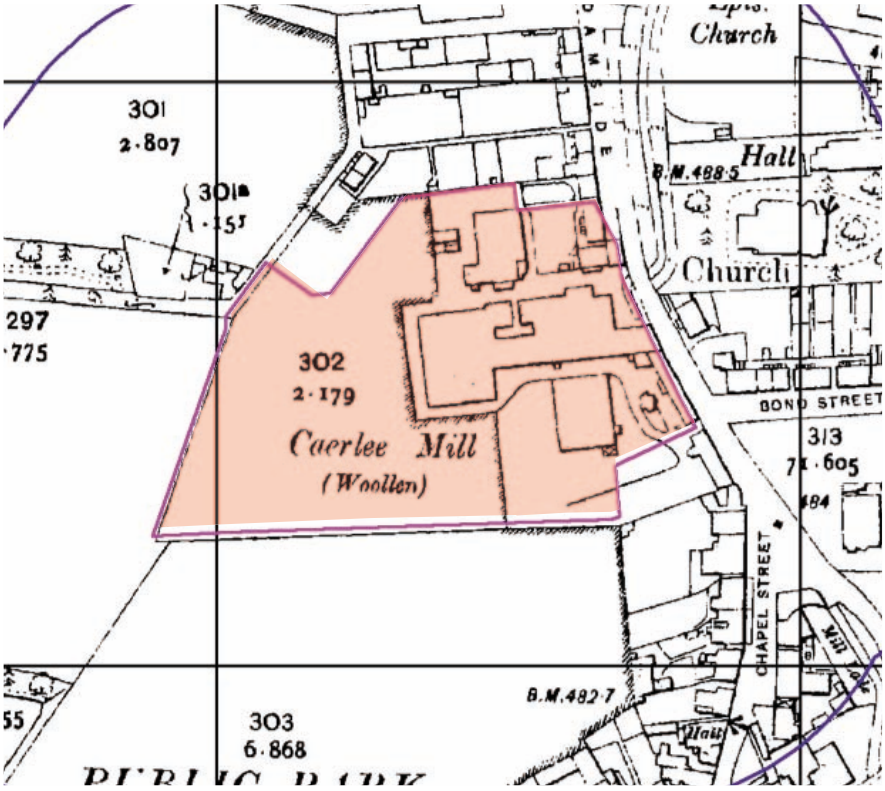
1856


426
Woollen Manufactory
434
427
447
428
430

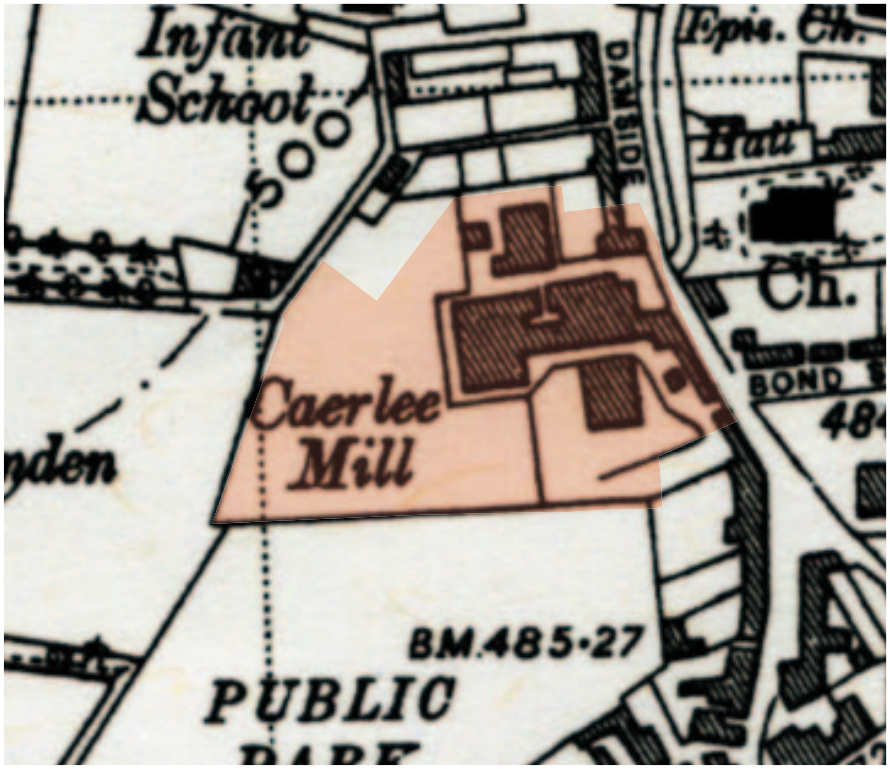
1858


301
2·954
Sunday Sch.
B.M.488
Church
Caerlee Mill
(Woollen) 302
2·179
BOND STREET
313
73·908
CHAPEL STREET
B.M.
482·7

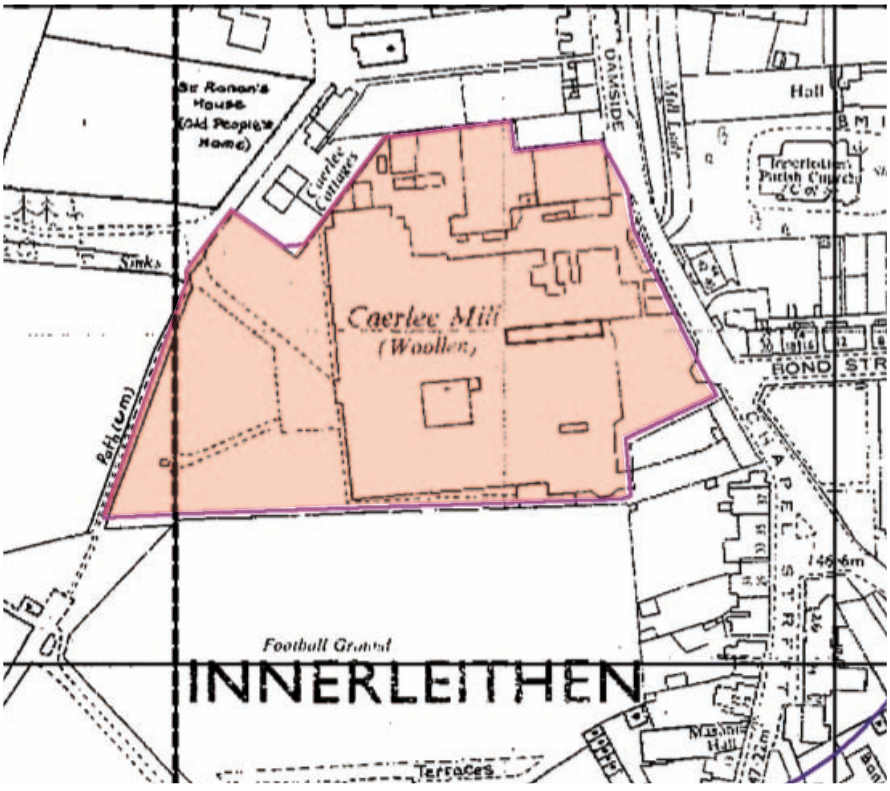
1898


Church
301
2·807
Hall
B.M.488·5
Church
297
·775
302
2·179
Caerlee Mill
(Woollen)
BOND STREET
313
CHAPEL STREET
B.M.482·7
303
6·868

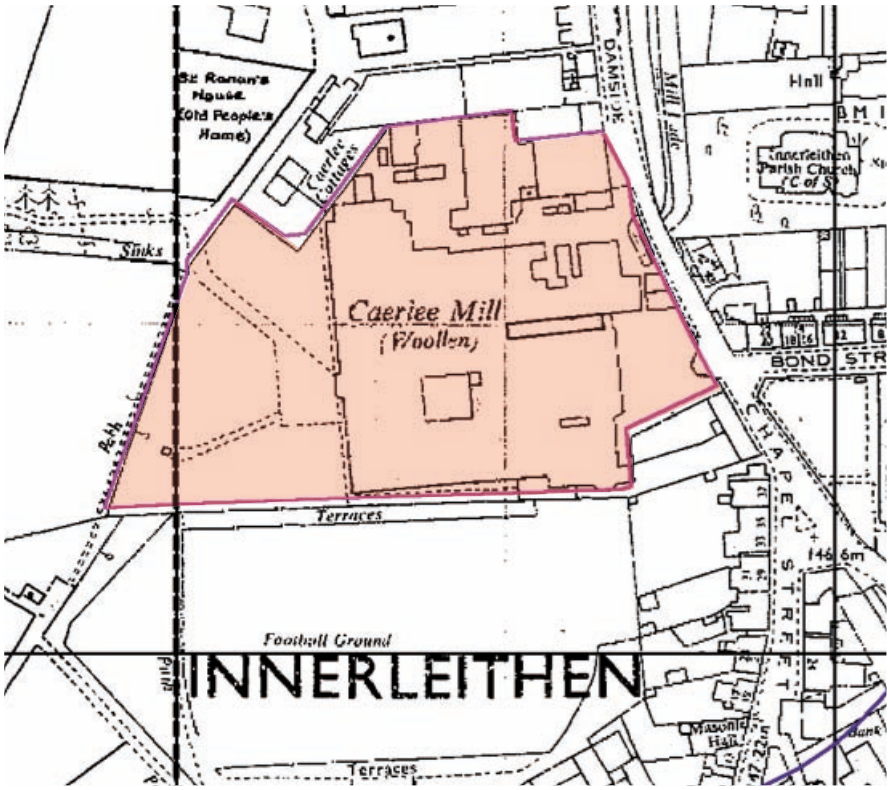
1908



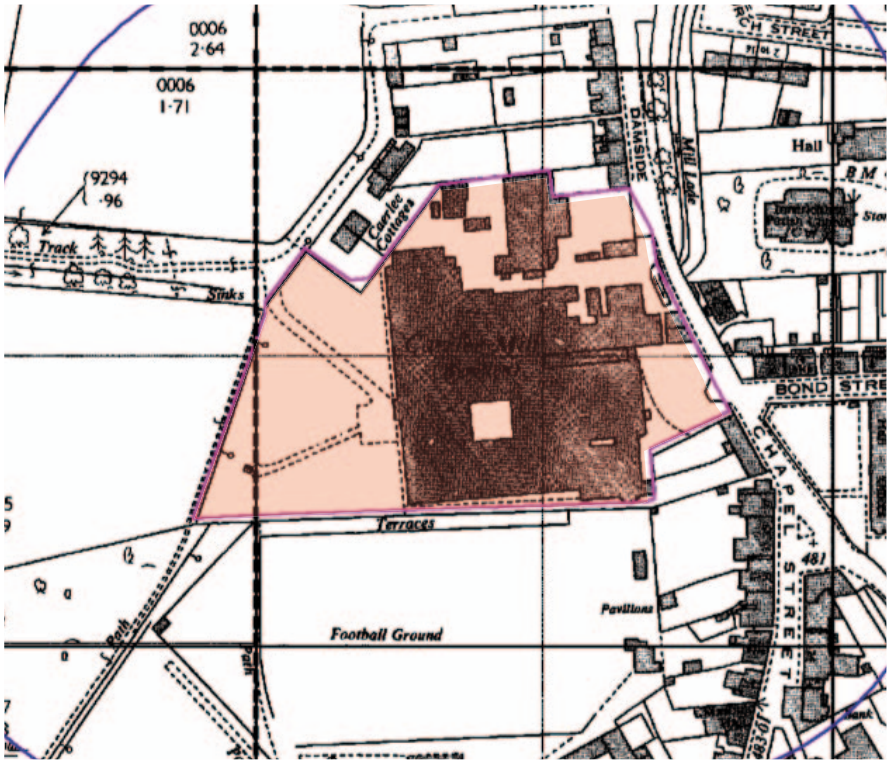
1938



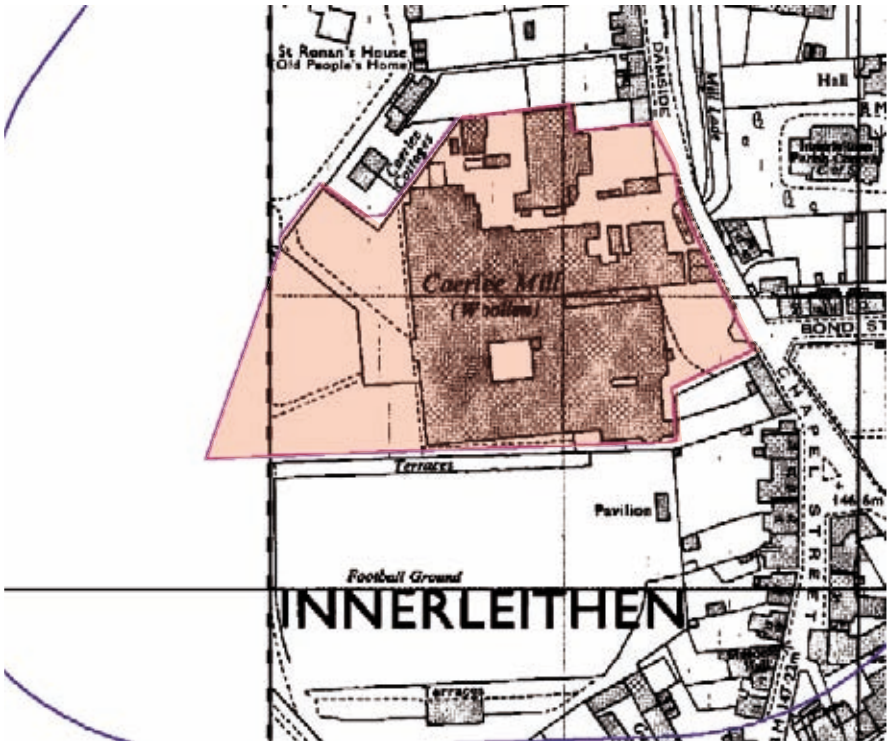
1966 - 1994



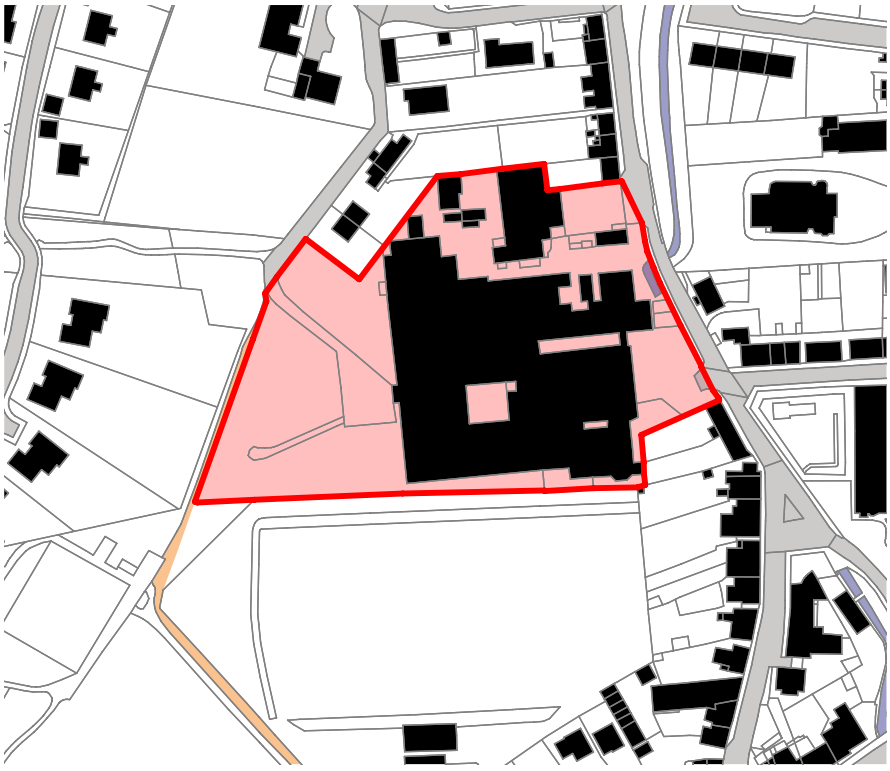
1966 - 1988



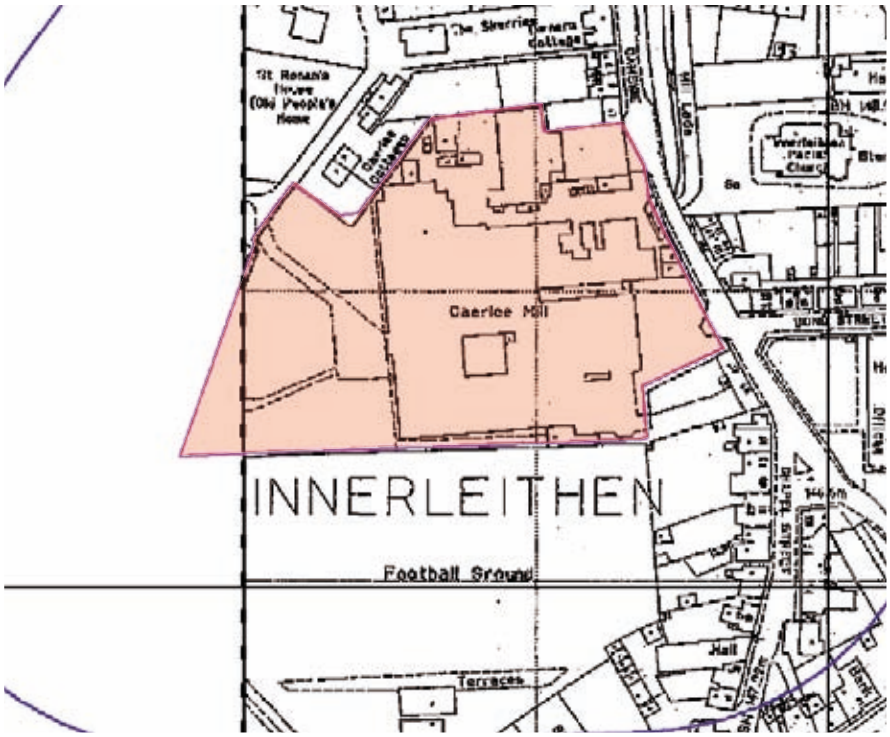
1966



1977

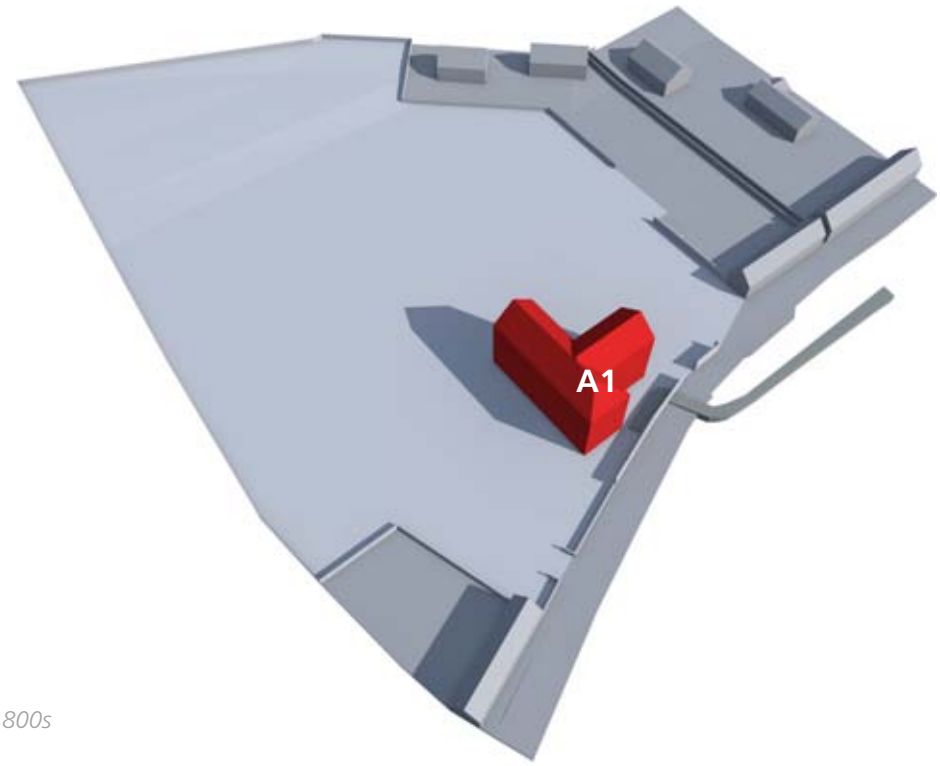


1994 - 2010



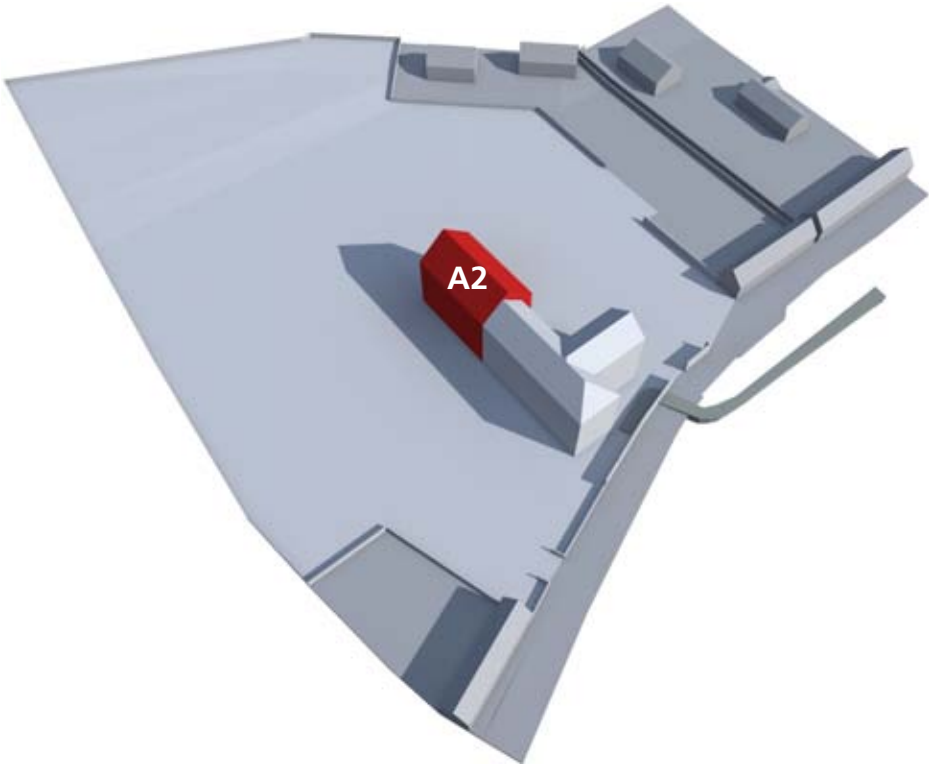
1997

2.0 Sequential Development



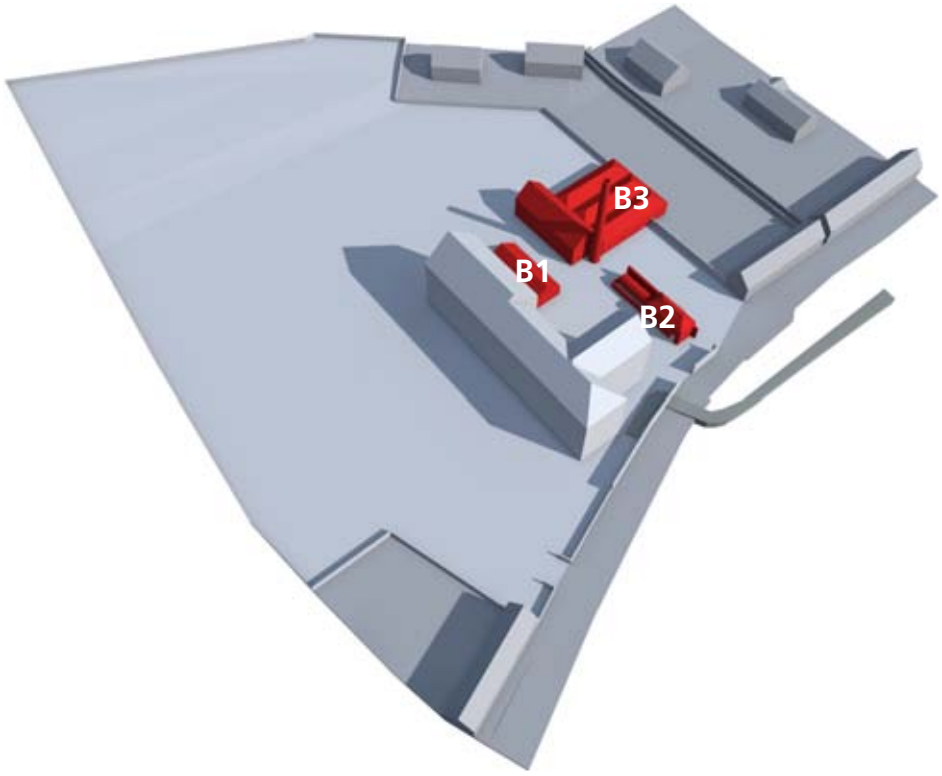
Building A1

Built 1788
North Wing added early 1800s
Additional east bays added early 1800s



Building A2

Built 1839-1856

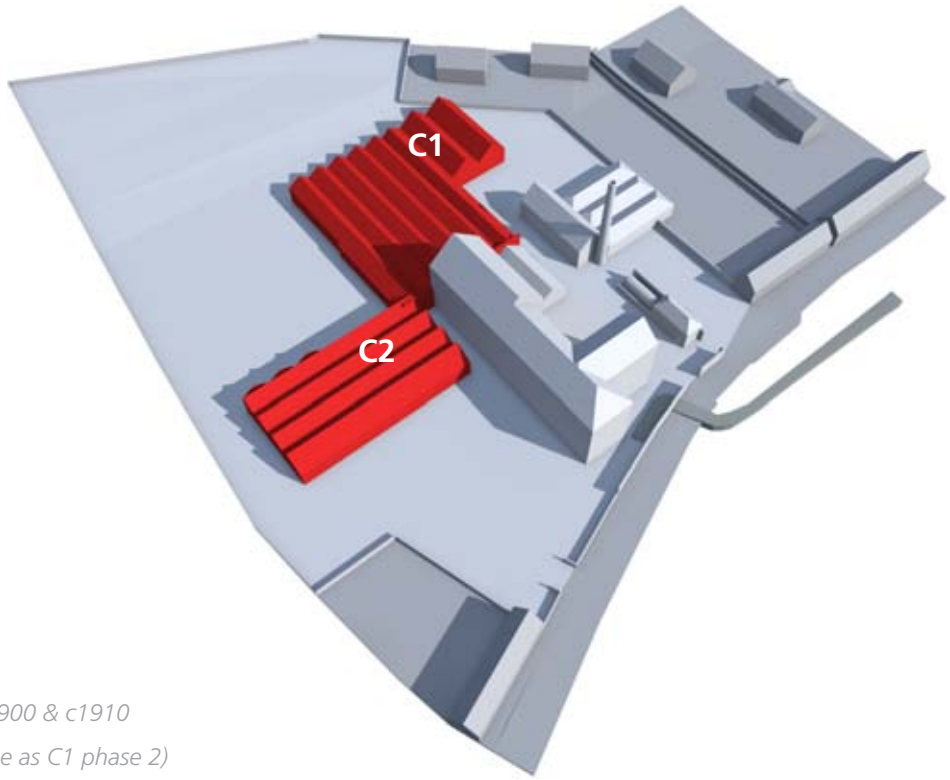


Buildings B1, B2 and B3

B1 - Built c1850

B2 - Built c1850

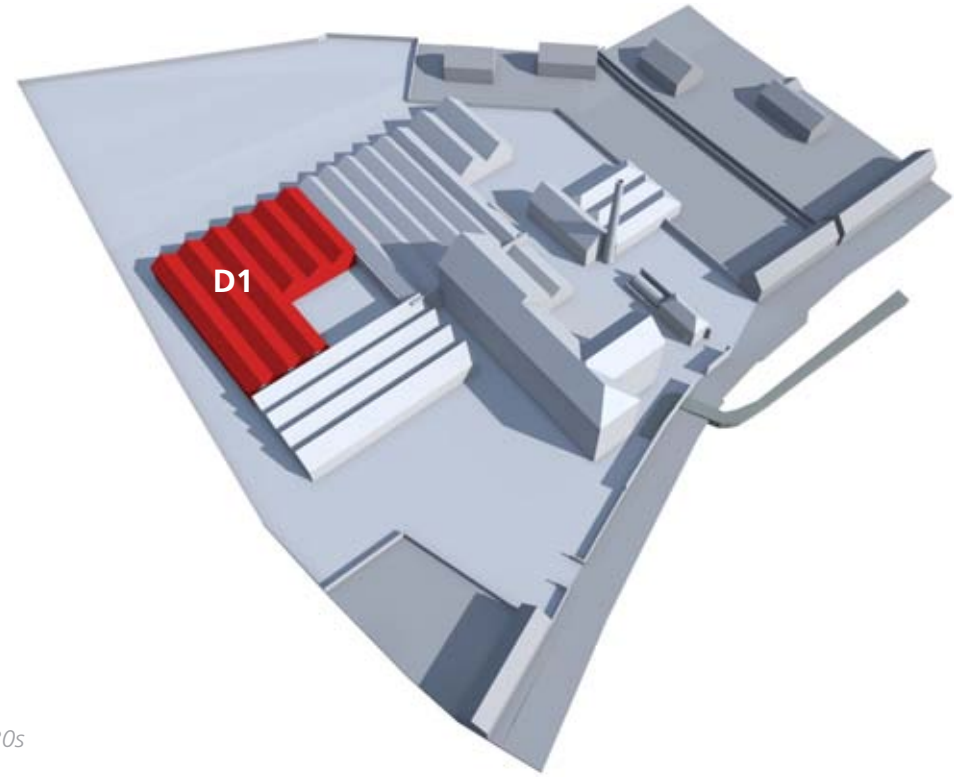
B3 - Built c1858



Buildings C1 and C2

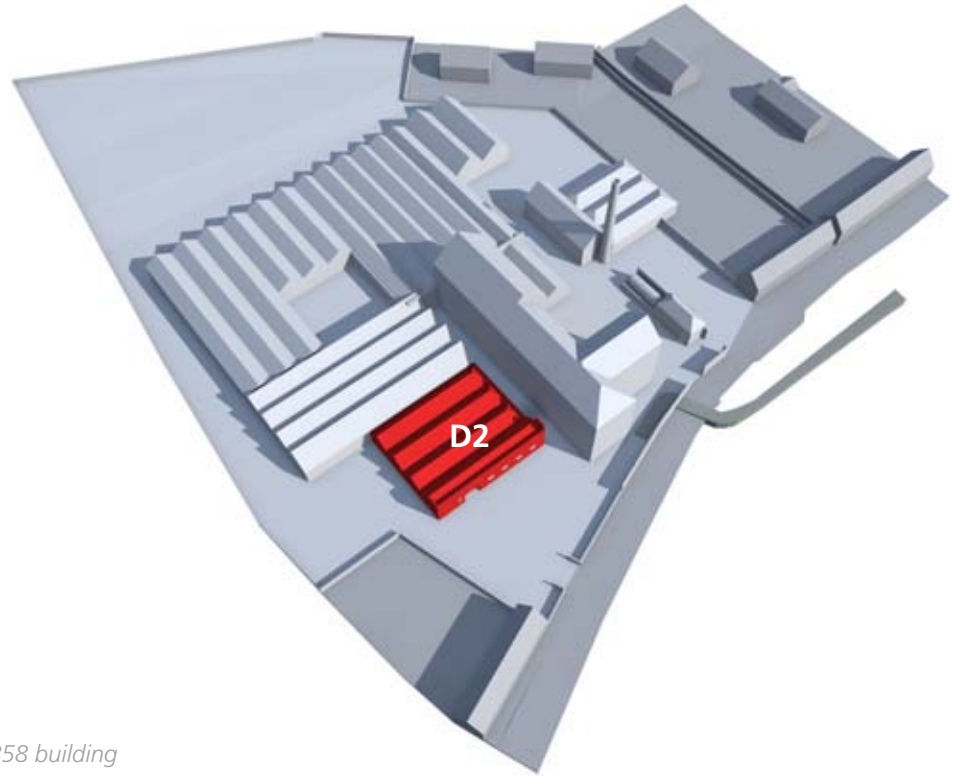
C1 - Built in 3 phases: c1858, C1900 & c1910

C2 - Built c1900 (at the same time as C1 phase 2)



Building D1

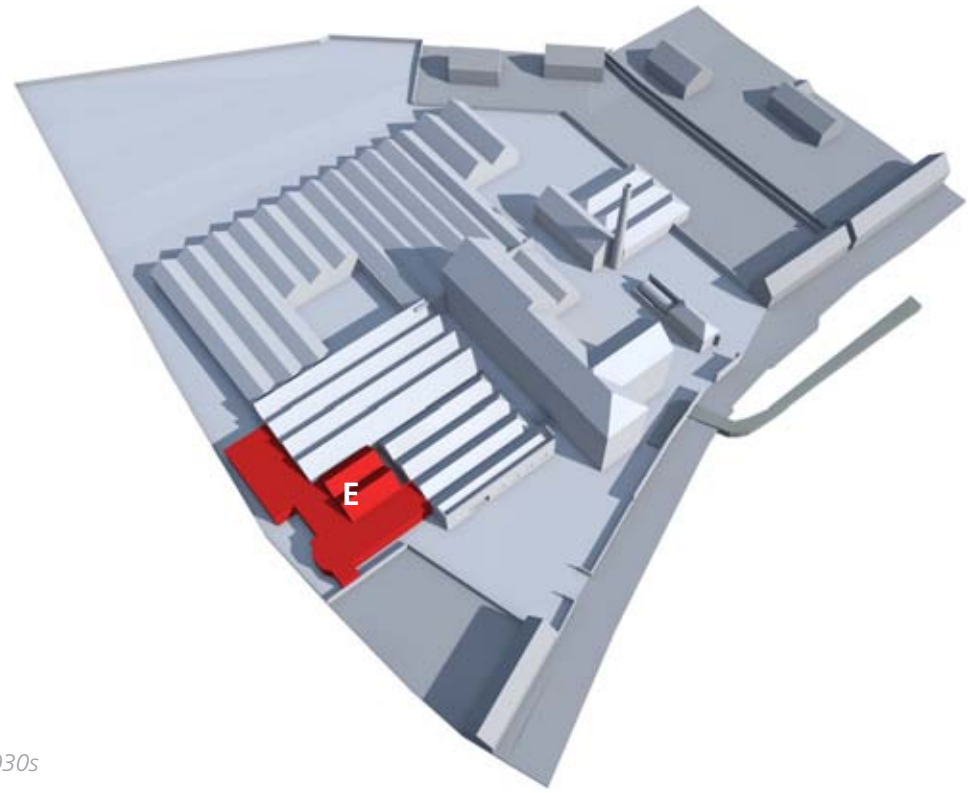
Built in 2 phases: c1920s & c1930s



Building D2

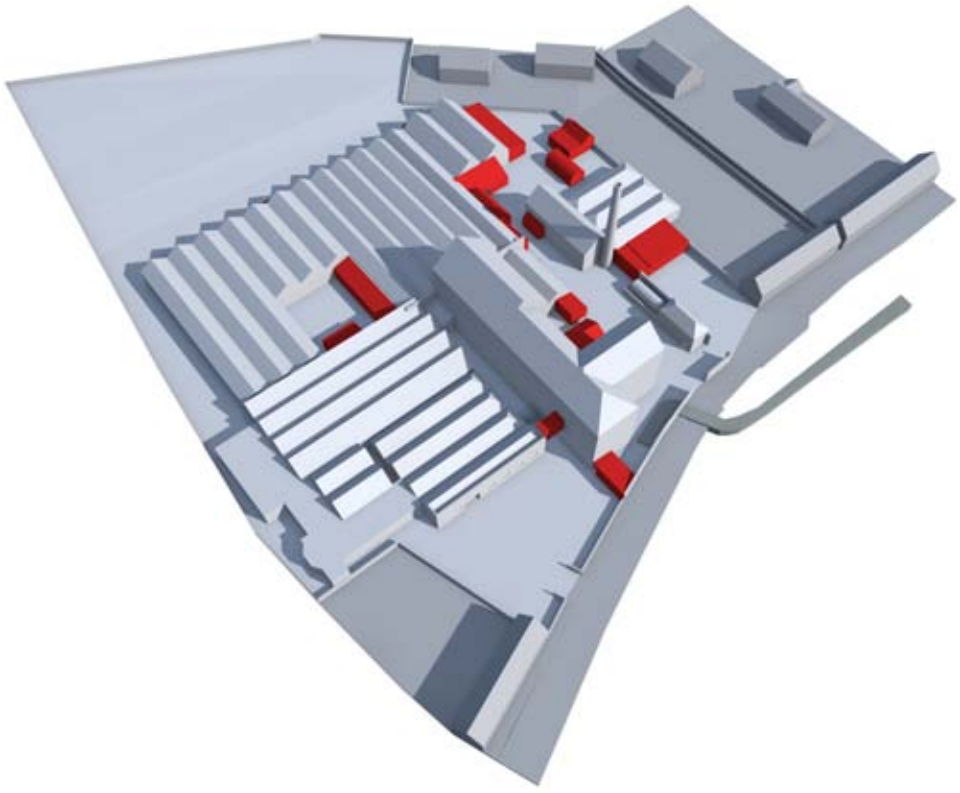
Built c1920 to 1925

Possibly incorporating earlier c1858 building



Building E

Built in 2 phases: c1920s & c1930s



Outbuildings

Built post 1930s

3.0 Building Analysis Datasheets

1. Building A1.

Description:

Originally a four-storey rendered whinstone rubble-mill range consisting of 8 original bays with a later two bay section to the east and a wing to the north forming the current T-plan building. The east bays straddle the original lade and contain two 19th century turbines below ground, one by Laidlaw Glasgow and the other by Gikes of Kendle. The internal arrangement has been altered with adjustments to the floor levels to provide double-height spaces complete with later support structure, creating the current three-storey building. Heating flues have been adjusted internally to suit. Windows were originally timber but have been replaced to the ground floor with 1930s metal windows set within widened openings.

History:

The original 8-bay mill range was built in 1788 by Alexander Brodie. The two-bay extension to the east and the north wing were added in the early 19th Century. Internal floors were altered in the 1960s. 'Brodies Mill' is recorded as being the first woollen mill of the industrial revolution in Scotland. As mill processes extended to other buildings (added to the site) this building was used as a warehouse for storing stock and as offices for the financial director to invoice shipping accounts. The ground floor has been more recently remodelled into a canteen. The building has remained unused since the late 1990's.

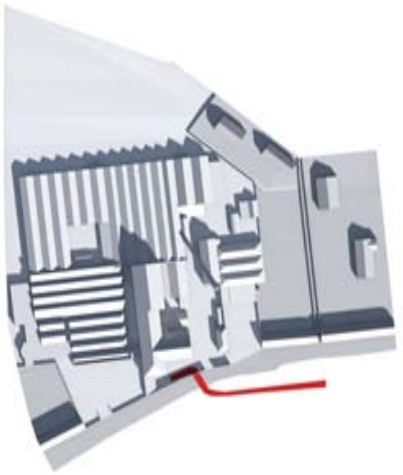
Condition:

The roofs are in poor condition allowing water ingress internally. Most of the rainwater goods are heavily blocked contributing to the green staining to the external render. The render is defective in large areas and external timber windows are deteriorating (particularly at cills). Water has ingressed through the walls internally

Significance:

Considerable

2. Lades & Turbines



Description:

The ashlar-lined lade runs into the east side of the site and originally provided power to turbine generators beneath Brodies Mill (building A1). The lade served the mills as part of a linear group with other water-powered industrial sites including the NTS Smail's printing works, Hogg and Robertsons's wheel and turbine and Meikle's saw mill.

The two turbines were built by separate manufacturers, one by Laidlaw Glasgow and the other by Gikes of Kendle. They are noted in listing descriptions as early examples of these types of turbine generators.

History:

The part of the lade serving this site probably dates to c1788 when Brodie's Mill was introduced. But may have been remodelled in the 19th century when the turbines were introduced.

Condition:

The ashlar to the lade walls are in good condition but the brickwork infills, introduced to replace missing ashlar stone are deteriorating. The base of the lade is silted in places and would require temporary closure to be cleaned and possibly repaired.

The turbines are in poor condition, are badly corroded and have not been operational for some time.

Significance:

Considerable.

3. Building A2

Description:

A three-storey rendered whinstone rubble building added to the west of Brodie Mill (building A1), with small regularly spaced 4-pane 1930s metal windows replacing earlier timber windows. Higher ceilings internally bring the roofline to the height of building A1.

History:

The building is thought to date to Robert Gill's ownership of the site c1839-56. Originally built to extend the mill processes in building A1 but as processes moved to other buildings on the site the building became largely a warehouse with only the ground floor used for production as an area for the boarding of garments. The use of the building as a warehouse for storing stock prior to shipping continued until 1996. The upper floors have since been unused.

Condition:

As per building A1. The roofs are in very poor condition allowing significant water ingress internally. Most of the rainwater goods are heavily blocked. The render is defective in large areas (particularly to the east gable) and external windows are beginning to corrode). Water has ingressed through the walls internally to a worse degree than to building A1.

Significance:

Considerable/Some

4. Building B1

Description:

Single-storey rendered masonry walls with timber roof structure which is slated and incorporates unusual wrought iron and patent glazed rooflights. A later roof bay has been added to join this building to building A2 at ground floor level. External windows are timber (painted black) and doors are timber boarded. Walls are plastered internally and the timber roof structure is exposed and painted.

History:

The building was introduced as part of the expansion of the site by Robert Gill c1839-56 and was built during the mid 19th century to house milling and drying processes, which continue today. Internal machinery is a modern equivalent of earlier milling and drying machines and alterations to the floors have been made to introduce plinths for the machines and provide surface drainage channels.

Condition:

Generally poor. External harling is spalling in areas. The slating is in reasonable condition. There is heavy moss build up to wall bases contributing to damp leaks internally.

Sills are badly stained with moss. High moisture levels are causing degradation of timber roof structures internally and are affecting wall finishes. The change in level from inside to out is causing rising moisture to walls. The floor is very wet from machine discharge.

Old timber rooflight frames have deteriorated.

Significance:

Some / Considerable

5. Building B2

Description:

Small whinstone rubble building with a slate roof and adjacent modern brickwork plinth supporting a cast iron oil tank. The building was not accessible at the time of survey.

History:

The building was added to the site in the mid 19th Century. The original purpose of the building is unknown but was possibly used as a tenter house. In recent years it has been used as a painter shed for the general maintenance of the site.

Condition:

The whinstone walls are in good condition with minor repointing required. There is noticeable displacement to roof tiles which require overhaul. Rain water pipes and gutters are in good condition

Significance:

Some

Little (Modern brick plinth and cast iron oil tank)

6. Building B3

Description:

Two storey whinstone rubble boiler house with slate pitched roof which includes two hipped roof ventilators. The west wall has two large arches in-filled in brick. Internally there is a drying store above the two modern boilers at first floor level supported on i-section cast iron columns. Flooring has been replaced by timber boards in place of the original cast iron grid floor. To the east is the tall boiler house chimney which is circular in plan and built of red brickwork.

To the north are three bays of whinstone rubble binding and seaming sheds extended in brickwork (know as 'White City') all with slate roofs incorporating large metal rooflights to the east pitches.

History:

The boiler house and chimney and adjoining sheds were added to the site between 1858 and 1880. The original boilers have been replaced by modern equivalents. Brick lean-to buildings to the north and south containing shower rooms and a pipe store are recent additions. The binding and seaming sheds to the north were later used as a training school c1980 and part of the interior was partitioned off c1990s to form a button store and the mill shop.

Condition:

The external walls of the sheds are in reasonable condition. The roof of the sheds are allowing significant water ingress and the timber floor is badly damaged. The boiler house and chimney are in better condition with no water ingress internally and only localised repairs to stone and brickwork required around openings.

Significance:

Considerable (Boiler House and Chimney)

Some (Binding & Seaming Sheds)

7. Building C1

Description:

Originally 6 bays by 6 bays of single-storey brick-rendered saw-toothed gables forming weaving sheds. Pitched slated roofs incorporating rooflights to north pitches supported on thin cast iron columns. A further 6 bays have been added to the west with similar wall and roof construction supported on thicker column types. A further two bays have been added to the north of these 6 bays, also similar in nature but with broader spans between roof pitches. Internally the metal roof structure is exposed and supports high level machine fixings (showing evidence of previous fixing supports to the heads of columns). Walls are exposed brick or plastered and the floors are concrete throughout.

History:

The original 6 x 6 bays were built between c1858 and 1864 to accommodate hand-framing processes (when there were 30 power and 20 hand looms). The 6 bays to the west were added c1900-1910 to provide weaving sheds that were later extended by 2 bays to the north. Part of the weaving sheds were separated off c1970 to house a binding and seaming area. Spinning and bar picking processes were in introduced c1980 before large areas were used as wareroom c1990s. The space is currently used for all processes.

Condition:

The roofs are in reasonable condition with only minor water ingress at rooflights. Internal brick walls are beginning to spall in areas where lean-to buildings have been added externally. Large external delivery doors have begun to deteriorate.

Significance:

Some

8. Building C2

Description:

Single storey building similar to parts of building C1, consisting of 4-bays of saw-tooth gabled rendered brick walls with slated pitched roofs incorporating west facing rooflights. Walls are plastered internally, the floor is lined in timber boarding and the metal roof structure is exposed and supported on cast iron columns. A number of small office spaces are partitioned off to the north and south ends. There is a later lean-to extension to the west housing toilets.

History:

The same column type as the 6-bay extension to building C1 indicates that this building was built at the same time between c1900-1910. The building was possibly used originally for carding or weaving before becoming a finishing area for putting together pre-assembled elements to form finished garments. The small offices and meeting rooms to the north and south ends were added c1930-50. The building is now unused.

Condition:

Significant water ingress indicates that the slated and glazed roof pitches are in poor condition. External walls are in reasonable condition with only minor cracking to external render. Rainwater goods are in poor condition and missing in some areas. The timber floor is badly buckled from a lack of heating and water damage.

Significance:

Some

9. Building D1

Description:

Single storey building with cement rendered saw-toothed gable walls with steel crittal-type windows. Roofs above consists of slated and glazed pitches with a metal structure supported on steel columns. Internal walls are plastered and house racks for storing bars for the knitting frames. A number of internal walls went previously external walls. The floor is timber boarded throughout.

History:

Built c1920 to mid 1930s to provide an area for hand knitting processes and yarn weighing & storage. The building was built in 2 phases with the first built c1920 to 1925 and the remaining bays built in the mid 1930s. The main hand-knitting area (c1930s) was partitioned off mid 1970s to provide an area for Thistle & Coning machines and a pressing-room. Other smaller partitioned areas were introduced c1930s to 1950s to provide small offices and rest areas. The original part of the building was recently used as the mill museum. The museum and pressing-area are now unused.

Condition:

The areas still in use (Thistle & Coning area and the yarn store) are in good condition. Significant water ingress in the museum area and the hand-knitting area indicate that slates and glazed roof pitches are in poor condition. The timber flooring is badly damaged and buckled due to water ingress and water leaks following removal of the pressing machines. Cement render to external walls is cracking in some areas and there is localised damage to some of the concrete window sills. The metal windows are slowly deteriorating and rainwater goods are in poor condition.

Significance:

Some

10. Building D2

Description:

Single-storey building with cement rendered saw-toothed gable walls with steel crittal-type windows. Roof above consists of slated and glazed pitches with a metal structure supported on steel columns. Internal walls are plaster and timber-lined in a modern 1970s style. The floor is timber-boarded throughout and carpeted.

History:

Built c1920 to 1925, the original use is unknown but the building was later fitted out as offices c1960s. An additional bay was added to the east as a new frontage to this reception building at this time.

Condition:

The areas still in use are in good condition with no significant water ingress internally. The modern east bay is in poor condition externally with timber windows deteriorating and the masonry displaced below the copes at parapet level.

Significance:

Little

11. Building E

Description:

SIngle-storey building introduced to house the mill offices and meeting rooms. Also includes studios for design development and an area that was later remodelled to form the mill gallery. The building is brick with white cement harl render and crittal-type metal windows. It has a flat asphalt roof over most of the area with two small pitched roof areas to the west.

History:

The building was introduced in c1930 to provide the office and meeting spaces which continue to be used today. The building was remodelled internally post 1970 to provide the gallery and studio spaces. The studio spaces are now unused.

Condition:

The external walls and windows are in reasonable condition but with noticeable cracking of the cement render where a later bay window has been inserted (possibly when the gallery was remodelled). The asphalt roof is deteriorating and there are areas of water ingress through ceilings in corridors and damp to plaster in the studio areas where this building adjoins buildings C2 and D1.

Significance:

Little.

4.0 Statement of Significance

The purpose of this statement is to describe what characteristics of the Caerlee Mill are of cultural significance in order to establish a context within which informed decisions about change can be made and substantiated with rigour and consistency.

The concept of cultural significance, defined in the internationally accepted "Burra Charter", refers to the qualities of a place, building or monument, that:

help us understand the past,

enrich our present lives,

will be of value to future generations.

Such significance is inherent in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. The Scottish Government's Scottish Historic Environment Policy Annexe 1, Clause 5, describes the characteristics that may contribute to the significance of the place:

5. *Cultural Significance of any monument, whether of national importance or more local significance, can be characterised by reference to one or more of the following; the characteristics are in three groups:*

Intrinsic	*those inherent in the monument;*
Contextual	*those relating to the monument's place in the landscape or in the body of existing knowledge; and*
Associative	*more subjective assessments of the associations of the monument, including with current or past aesthetic preferences.*

Intrinsic Characteristics

a. *The condition in which the monument has survived. 'Condition' includes the potential survival of archaeological evidence above and below ground, and goes beyond the survival of marked field characteristics;*

b. *the archaeological, scientific, technological or other interest or research potential of the monument or any part of it;*

c. *the apparent developmental sequence of the monument. Monuments that show a sequence of development can provide insights of importance, as can places occupied for a short time;*

d. *the original or subsequent functions of the monument and its parts.*

Contextual Characteristics

e. *The present rarity or representativeness of all or any part of the monument, assessed against knowledge of the archaeology of Scotland and of the region in which the monument occurs;*

f. *the relationship of the monument to other monuments of the same or related classes or period, or to features or monuments in the vicinity. This is particularly important where individual monuments, themselves perhaps of limited immediate significance, form an important part of a widespread but varied class. The diversity of the class should be a material consideration in making individual decisions;*

g. *the relationship of the monument and its parts with its wider landscape and setting.*

Associative characteristics

h. *The historical, cultural and social influences that have affected the form and fabric of the monument, and vice versa;*

i. *the aesthetic architectural attributes of the monument;*

j. *its significance in the national consciousness or to people who use or have used the monument, or descendents of such people; and*

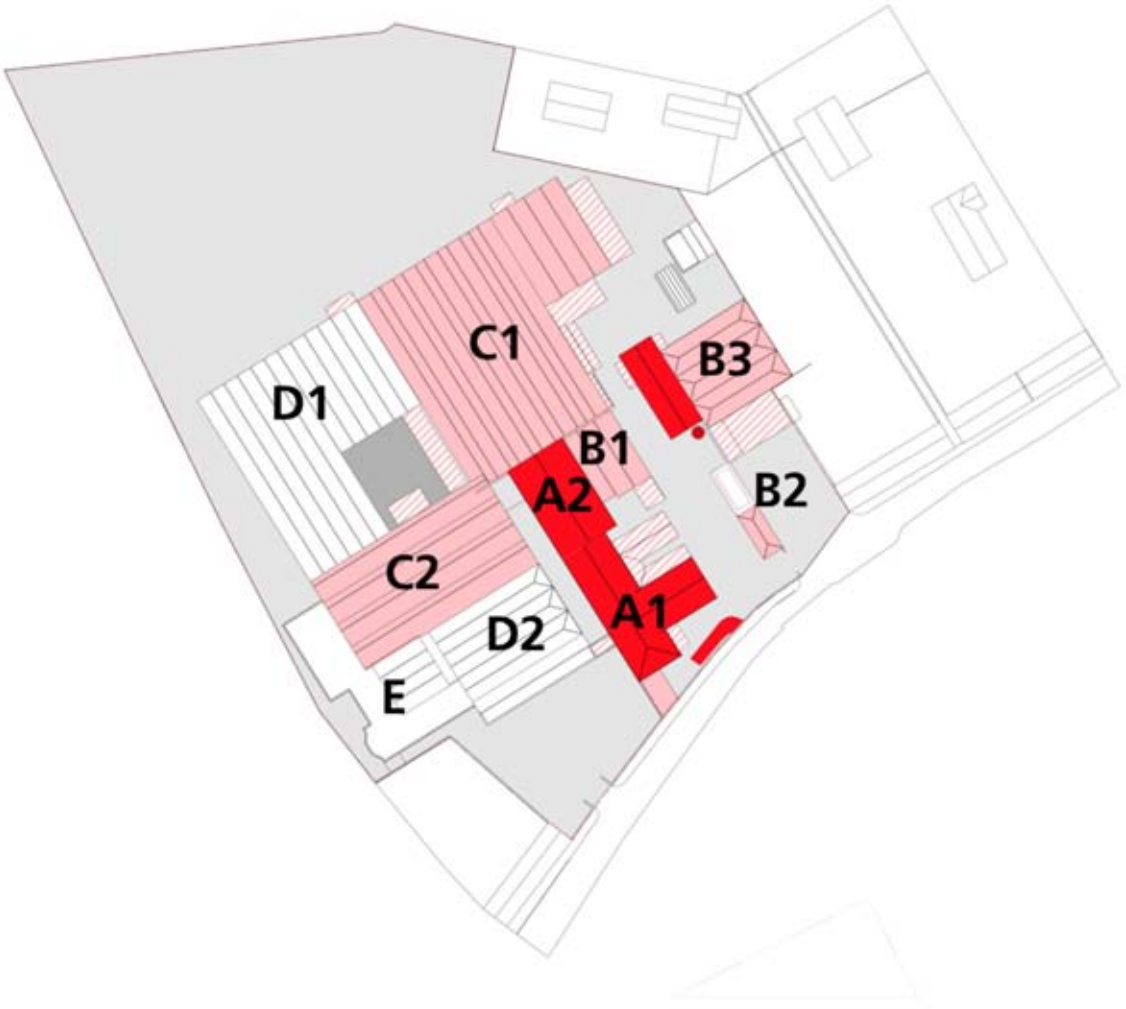
k. *the associations the monument has with historical, traditional or artistic characters or events.*

Assessments of significance can therefore be based on many different criteria including aesthetic, architectural, archaeological, historic, scientific, religious, and social value. Significance can vary in importance and, however apparently objective the analysis, any such assessment is influenced by the current values and perspective of its time: undoubtedly the cultural significance of any aspect will vary over time. The purpose of identifying different levels of cultural significance is, however, to establish a rational hierarchy within which the relative importance of each aspect of significance can be related to that of the whole place.

For the purposes of this study it is considered that five levels of significance are sufficient to measure each aspect of significance and compare it to the others consistently. The levels, their importance, and their implications for conservation policy are as follows:

Level of Significance		Important	Conservation Policy
A	Exceptional	International	Reveal, maintain and enhance significance through meticulous preservation, conservation, restoration or reconstruction.
B	Considerable	National	Reveal, maintain, and enhance significance but some adaptation and supplementary construction may be considered to accommodate future compatible uses.
C	Some	Regional	Reveal, maintain, and enhance significance but acceptable options may, subject to consensual agreement based on expert analysis, include alteration, removal or demolition in whole or part.
D	Little	Local	Interventions, alterations or demolition to suit new purposes are appropriate
E	Intrusive	Detrimental	Improve or remove

The various characteristics of the cultural significance of Caerlee Mill are set out in the following section. The Statement is based on the evidence gathered to date and should be reviewed and updated if new evidence is identified. Likewise, the absence of any item from the section should not be construed as meaning that it may not be of significance.



Significance Key :

- Exceptional
- Considerable
- Some
- Little
- Intrusive

Significance Summary:

A1	Considerable
A2	Considerable
B1	Some/Considerable
B2	Some
B3	Some/Considerable
C1	Some
C2	Some
D1	Little
D2	Little
E	Little

Caerlee Mill (Overall B)

The history of the Borders is inextricably linked to that of the textile industry. Before the late 18th century the region, with its picturesque rolling hills, deep valleys and fast flowing rivers was essentially rural and the textile industry was cottage-based, producing fabrics for local use. This changed dramatically however as farming techniques were improved, increasing the availability of good-quality wool, and mills were established to produce woollen textiles; an industry that reached its peak in the later 19th century when wool was imported from as far away as Australia and finished textiles, tweeds, tartans and plaids were exported all over the world. Borders textiles were popularised by Sir Walter Scott and the Scottish Romantic Movement as well as by Queen Victoria who made them popular even with the nobility.

Caerlee Mill, begun in 1788 by Alexander Brodie, was the first water-powered textile mill to be built in the Borders and the first woolen mill of the Industrial Revolution in Scotland. Its development charts the growth of the textile industry through the 19th and 20th centuries and its subsequent decline in the early 21st century. The operator of Caerlee Mill for much of its life was the Ballantyne group of companies and, whilst the company went through numerous ownership changes, the company name has always been synonymous, world-wide, with high quality luxury knitwear.

Today, the textile industry in the Borders is much reduced in scale from its peak but luxury woollen goods continue to be produced at Caerlee Mill and although output is much less, the quality of its output, like that of other textile companies still operating in the Borders, is still held in high esteem. Caerlee Mill's significance lies in its symbolic and landmark qualities and in the ability of its fabric to inform an understanding of the evolution of the textile industry in the Borders.

Caerlee Mill is sited within the Innerleithen Conservation Area and the mill's significance is recognised by its Category B listing as a building of Regional architectural and historical importance by Historic Scotland. It could be argued however that the original Brodie's Mill, dating from 1788, at the heart of the complex, whilst altered and adapted, is the first water-powered woollen mill of the Industrial Revolution in Scotland and is therefore of National significance in terms of its symbolic value. Since the demolition of Clough Mill in Innerleithen in 2006, it is the last remnant of large-scale manufacturing production in this town.

The significance of Caerlee Mill is based on a number of physical and intangible factors:

		Level
Intrinsic	*those inherent in the monument;*	
I1	Caerlee Mill is "complete" and the various stages of its development and changes in operation are made manifest in the fabric of the buildings as they stand today.	C
I2	Caerlee Mill is neither the largest nor most architecturally impressive textile mill in the Borders but its varied architecture directly reflects the changing working practices associated with developing operational and constructional technology in the textile industry. Within the "complete" mill complex the relative importance of individual buildings can be summarised as:	C
I2.1	A1: The original Brodie's Mill with later additions and alterations.	C
I2.2	A2: An extension to A1 which retains its original structure.	C
I2.3	B1: Milling Area extension to A2	C
I2.4	B2: Tenter House	C
I2.5	B3: Boiler House and Seaming Shed	C
I2.6	C1: The Weaving Shed is evidence of the move to a horizontal operation and an open-plan floor plate. Its extensions chart the growth of business in the mid – late 19th century and demonstrate an early use of concrete construction.	C
I2.7	C2: The Finishing Shed is evidence of growth and investment as the business expands in the early 20th century.	D
I2.8	D1: The Hand-Knitting Shed is evidence of Ballantyne's specialism in "intarsia" where the firm developed techniques to create complex patterns.	D
I2.9	D2: Like D1, these sheds are evidence of Ballantyne's specialism in "intarsia". Later alterations are evidence of the use of Caerlee as the commercial and public face of Ballantyne's.	D
I2.10	E: The offices are evidence of the use of Caerlee as the commercial and public face of Ballantyne's. The interior design of the entrance hall is designed to impress on visitors the importance of Ballantyne's corporate headquarters. It is of some interest and a surprise in what is otherwise a building of no architectural merit.	D
I2.11	The surviving Laidlaw turbine is an early example of its type and is one of a linear group associated with the mill lade running through Innerleithen and past the mill.	D
I3	The original Brodie's Mill building (A1) has been adapted considerably over the years and floor levels and window openings have been altered to accommodate an additional floor. The interiors are of little significance.	D

Contextual *those relating to the monument's place in the landscape or in the body of existing knowledge;*

C1	Brodie's Mill (building A1 of Caerlee Mill) dating from 1788, is the first water-powered woollen mill of the Industrial Revolution in Scotland.	B
C2	Brodie's Mill is the first water-powered textile mill in the Borders and its construction, dating from 1788, marks the beginning of the industrialisation and development of the Borders textile towns.	B
C3	Caerlee Mill is the oldest textile mill in continuous operation in Scotland.	B
C4	The construction of Brodie's Mill marks the start of the prosperity of Innerleithen.	C
C5	Whilst they are of relatively little architectural merit, the fabric of the Caerlee Mill buildings charts the growth and decline of the textile and knitwear business in the Borders and the Ballantyne companies in particular.	C
C6	Caerlee Mill is sited within the Innerleithen Conservation Area and the grouping of the Brodie's Mill building (A1&A2), Tenter House (B2) and the mill chimney and boiler house, are important local landmarks within the townscape.	

Associative *more subjective assessments of the associations of the monument, including with current or past aesthetic preference;*

A1	Caerlee Mill has been an important economic driver for Innerleithen throughout its history and the mill has been a key employer for generations of local people	D
A2	The operator of Caerlee Mill for much of its life has been the Ballantyne group of companies and, whilst they have gone through numerous ownership changes, the company name has always been associated, world-wide, with high quality knitwear.	C
A3	The original builder of Caerlee Mill, Alexander Brodie, was recognised as a philanthropist and worked to improve the conditions of local people of the time.	D
A4	The numerous generations of the Ballantyne dynasty associated with Caerlee Mill and their contribution to the Scottish textile industry are of interest in their own right.	C

5.0 Conservation Policies

The Statement of Significance identifies that overall Caerlee Mill is of **Some** significance as a result of its completeness, demonstrating the evolution of the textile industry throughout the 19th and 20th centuries, and that at its historic core the survival of Brodie's Mill is of **Considerable** significance and is the site's most important feature.

The mill operator however entered administration in 2010 and as well as the loss of over 100 jobs much of the plant and machinery has been sold at auction and removed. A *phoenix* company, Caerlee Mills Ltd, continues to operate from a restricted area of the mill but on a much reduced basis and it is highly unlikely that all the buildings will ever again be required for their original purpose. In the meantime, the fabric of unoccupied and unheated buildings is deteriorating rapidly as a result of water ingress and a lack of any maintenance. If a development plan for the future of the site is not delivered, the site will become increasingly derelict and a blight on the surrounding Conservation Area.

The selection of the most appropriate conservation strategy for a site such as Caerlee Mill is therefore founded on both:

- identifying and clearly describing each aspect of the site's significance (as set out in the Statement of Significance)

and

- identifying sustainable and deliverable new uses for the site which ensure its long-term viability (as set out in Jura's Financial Appraisal)

Only then can a conservation strategy be developed which properly safeguards aspects of significance whilst ensuring the long-term viability of the site, without which all aspects of significance will inevitably be lost. Conservation Strategies could range from "preserving as found" through to the alteration, conversion and demolition of less significant buildings necessary to accommodate viable new uses essential to the site's revitalisation.

In the case of Caerlee Mill, "preserving as found" is a conservation approach that would theoretically protect the developmental history of the site as an increasingly rare and complete surviving historical example of its type. It is not, however, a viable option since such an approach would not attract the finance necessary to repair the existing buildings nor provide the financial income required to maintain the buildings in the long-term. It would therefore neither protect the site's long-term future nor reveal any aspect of its significance or that of individual buildings. It is also extremely unlikely that the mill as a whole would be considered of sufficient merit and public benefit as an industrial historical monument for it to be taken into long-term State Care. The mill will not therefore survive intact on its own merit and other conservation options have to be considered.

The primary heritage objective must therefore be to develop deliverable proposals that:

1. Protect, reveal and enhance the significance of Brodie's Mill

and

2. Retain, repair and re-use as many of the existing buildings as possible either for their designed use or compatible new uses.

Such deliverable proposals will most likely have to include an element of Enabling Development which would provide funding to help with the conservation of significant aspects of the site. Any such Enabling Development should be contemplated only if:

a. it will not materially harm the heritage values of the place or its setting

b. it avoids detrimental fragmentation of management of the place

c. it will secure the long-term future of the place and, where applicable, its continued use for a sympathetic purpose

d. it is necessary to resolve problems arising from the inherent needs of the place, rather than the circumstances of the present owner, or the purchase price paid

e. sufficient subsidy is not available from any other source

f. it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place, and that its form minimises harm to other public interests

g. the public benefit of securing the future of the significant place through such enabling development decisively outweighs the dis-benefits of breaching other public policies.

Alteration and possibly demolition of less significant buildings on the site will also be required although best conservation practice dictates that any change which adversely affects the significance of the site should be kept to an absolute minimum. Where the demolition of a listed building is proposed Historic Scotland's Scottish Historic Environment Policy states that, applicants will be expected to provide evidence to show that:

a. the building is not of special interest; or

b. the building is incapable of repair; or

c. the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or

d. the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential purchasers for a reasonable period.

The foregoing suggests that the correct conservation policy for Caerlee Mill should be to:

protect, enhance, and reveal the most significant buildings on the site whilst alterating, converting and demolishing less significant buildings necessary to accommodate viable new uses essential to the site's revitalisation as a focal point of the Innerleithen Conservation Area and townscape and reveal the significance of the site's most important buildings

Where significant change is proposed it must be substantiated on an agreed understanding of the value of what exists at present and a clearly argued statement of the need for change. The case for the demolition or alteration of significant buildings will be justified only if it can be demonstrated that:

- the benefits for the site as a whole achieved by their demolition outweigh the impact of their individual loss.

and

- any new development serves to protect, enhance and reveal the significance of the site and its most important buildings.

6.0 Selected Comparators

Kilncraigs Mill, Alloa

Kilncraigs Mill, Alloa consists of two buildings that were part of the former Patons & Baldwins woollen mill complex and being the most important, were retained by Clackmannanshire Council when the other industrial mill buildings were demolished to make way for a new superstore in 2000. Both buildings were designed originally by the same architect, William Kerr, the 1936 Wareroom building being one of the finest examples of Art Deco industrial buildings remaining in Scotland.

The 1904 office building and the 1936 factory block were saved and have been converted to multi-office use as a Centre for Creative Industries and accommodation for a College of Further Education. The new accommodation is created within the shell of the existing building and arranged around a new glass fronted atrium which holds communal and public facilities as well as the circulation core. The new glass wall is a symbol of the building's renewal and allows spectacular panoramic views across Alloa and towards the historic Alloa Tower.

Heart of Hawick, Hawick

This project involves the regeneration of a former mill complex to provide a multi-agency arts and heritage centre including a new cinema/theatre, cafe/bar and visitor centre accommodated in the Tower Mill (a former weaving mill) and an Archive and Local History Centre accommodated in an old Marina function suite.

The complex was designed to contribute to the social, cultural and economic regeneration of Hawick and the wider Borders. The development area also includes a civic space for performances, events, markets, street theatre, festivals etc, a new footbridge over the River Teviot and improvement to streetscape around the complex.

Stanley Mills, Perthshire

Stanley Mills is a unique complex of Category A Listed water-powered cotton mills situated on a majestic bend in the River Tay. The site charts the development of water-power and the sporadic growth and decline of the cotton industry in Scotland. The mills closed in 1989 and in 1996 Historic Scotland took them into their care to prevent their loss.

For the past 12 years, LDN Architects have carried out an exemplary programme of conservation work that allow the history and significance of Stanley Mills to be revealed. Essential accommodation has also been provided necessary to the Mills use as private housing and an industrial museum.

The conservation approach was to make minimum interventions into the historic fabric but where necessary, to do so in a sympathetically contemporary manner, using an industrial aesthetic, that expresses them clearly as new work rather than historic.

The industrial museum has been declared world class by Visit Scotland who have awarded it the coveted five stars as a visitor attraction.

Viejle Spinning Mill, Denmark

This proposal for the Viejle Spinning Mill in Denmark, involved the regeneration of a redundant industrial building complex into a creative centre for cultural and businesses activities to coexist.

The interior is modified by strategically removing parts of the existing structure to make two open-air courtyards. Its visibility is improved by replacing the facades with glazing.

At the heart of the interior is a public courtyard intended for creative interchange and a space to simply sit and spend time. The proposal also incorporates a children's theatre.

7.0 Possible Development Options

Possible Development Options

The following development options have been prepared to investigate whether it is possible to create a deliverable and viable future for Caerlee Mill that might be acceptable to statutory authorities:

Option 1

Retain and re-use all buildings

Option 2

Create Enabling Development Site

Option 3

Leisure Development

Option 4

Remove Later Buildings

Option 5

Maximise Enabling Development Site

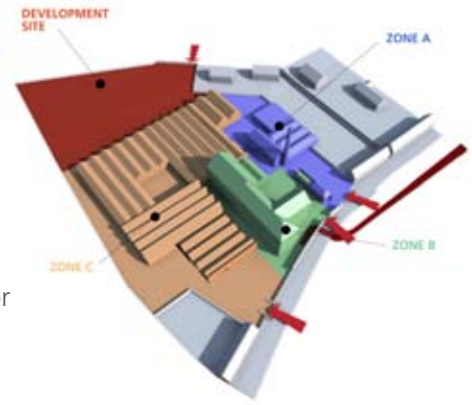
Option 6

Demolish all buildings

Representatives of Historic Scotland and The Scottish Borders Council Principal Officer (Heritage & Design) have been consulted about the development options and a record of their views is included as an appendix to this study. In summary, any application for Listed Building Consent involving demolitions will be reviewed in relation to the assessment criteria described in the HS' Scottish Historic Environment Policy and any losses will have to be fully justified by a supporting financial appraisal. It is unlikely that Options 5 and 6 will be supported but Options 1-4 may be acceptable subject to appropriate financial justification. Enabling Development proposals will be looked on favourably if they are sensitively designed and contribute to the conservation of the mill buildings.

Option 1

Retain and re-use all buildings



Description:

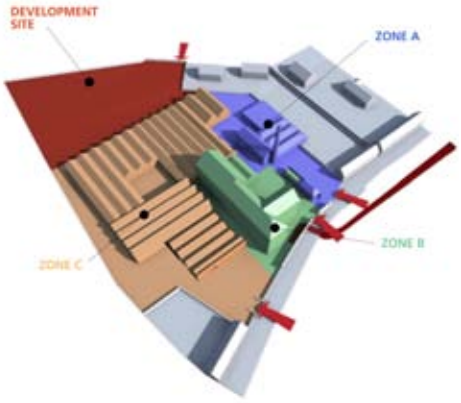
- Repair and development of all buildings.
- Caerlee Mills Ltd is relocated within Zone C together with area for expansion, mill shop and visitor facilities.
- New light industrial accommodation created in Zone A.
- Brodie's Mill, Zone B, developed as lettable office accommodation.
- Enabling Development site created.
- Remove Modern Structures

Strengths:

- Brodie's Mill protected.
- All buildings retained and re-used.
- Site is zoned to allow safe mixed-use.
- "Completeness" of site maintained.
- Likely to be acceptable to statutory authorities.

Weaknesses:

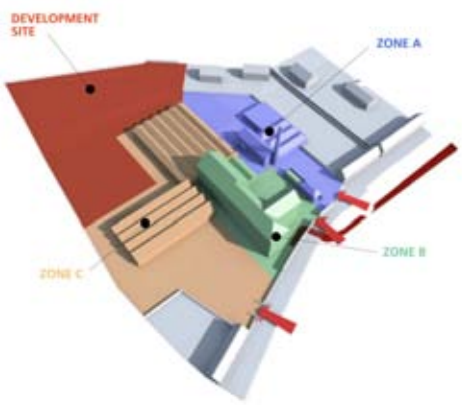
- Substantial cost of repair and redevelopment unlikely to be offset from income from Development Site.
- Caerlee Mill Ltd is unlikely to require expansion space in foreseeable future.
- Access to Development is severely restricted.
- Not possible to be financially deliverable or financially sustainable.



	ZONE A - AREA	ZONE B - AREA	ZONE C - AREA	DEVELOPMENT SITE AREA
OFFICE	N/A	1200m²	N/A	
VERTICAL CIRCULATION	N/A	250m²	N/A	
LIGHT INDUSTRIAL	565m²	N/A	2,967m²	
RETAIL	26m²	N/A	207m²	
KITCHEN/CAFE	62m²	230m²	250m²	
ANCILLIARY	62m²	N/A	182m²	
OFFICES	N/A	106m²	N/A	
CAERLEE MILLS LTD VISITOR ATTRACTION			427m²	
TOTAL AREAS	**715m²**	**1786m²**	**4033m²**	**N/A**

Option 2

Create Enabling Development Site



Description:

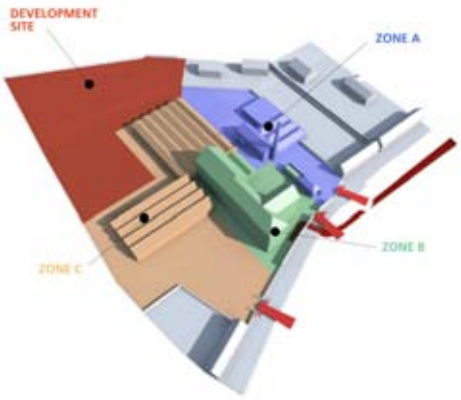
- New light industrial accommodation created in Zone A.
- Caerlee Mills Ltd is relocated within Zone C with visitor facilities in Zone B.
- New light industrial accommodation created in Zone C.
- Brodie's Mill, Zone B, developed as lettable office accommodation with shop and café on ground floor.
- Hand knitting sheds, mill shop and offices removed.
- Enabling Development site created.

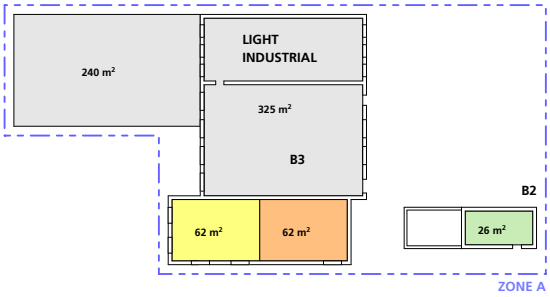
Strengths:

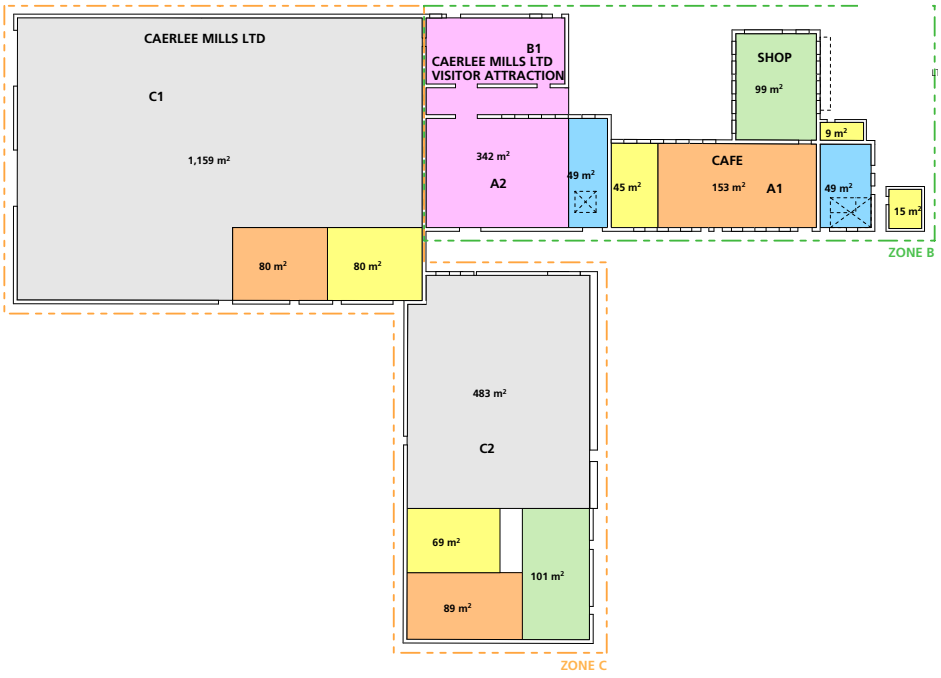
- Brodie's Mill protected.
- Site is zoned to allow safe mixed-use.
- "Completeness" of site is mostly maintained.
- Likely to be acceptable to statutory authorities subject to financial justification.
- Access to Development Site improved.

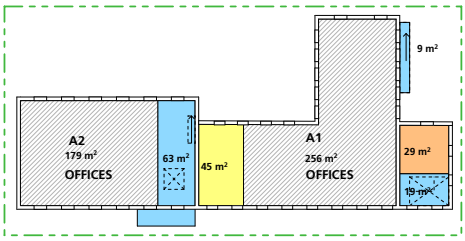
Weaknesses:

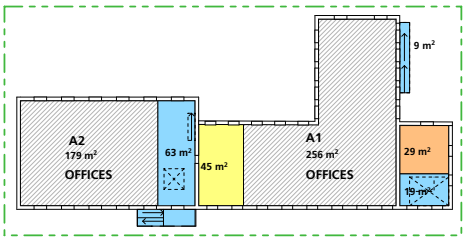
- Substantial cost of repair and redevelopment unlikely to be offset from income from Development Site.
- Access to Development is still restricted.
- Unlikely to be financially deliverable or financially sustainable.







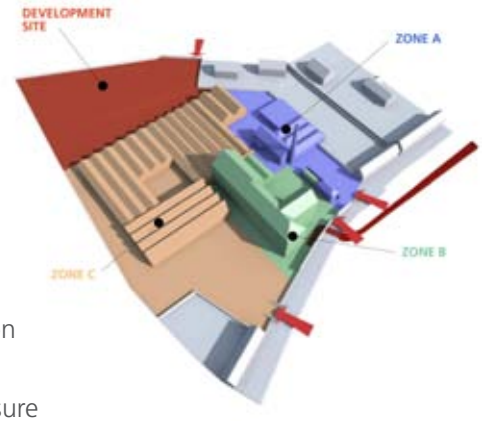




	ZONE A - AREA	ZONE B - AREA	ZONE C - AREA	DEVELOPMENT SITE AREA
VISITOR ACCOMMODATION	N/A	N/A	N/A	
VERTICAL CIRCULATION	N/A	280m²	N/A	
LIGHT INDUSTRIAL	565m²	N/A	676m²	
RETAIL	26m²	99m²	N/A	
KITCHEN/CAFE	62m²	211m²	80m²	
ANCILLIARY	62m²	159m²	80m²	
OFFICES	N/A	870m²	N/A	
CAERLEE MILLS LTD VISITOR ATTRACTION	N/A	342m²	N/A	
TOTAL AREAS	**715m²**	**1961m²**	**836m²**	**6410m²**

Option 3

Leisure Development



Description:

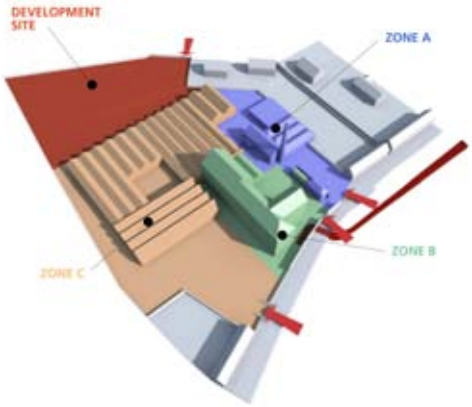
- Caerlee Mills Ltd is relocated within Zone A including new accommodation.
- Brodie's Mill, Zone B, developed as lettable office accommodation with visitor accommodation on ground floor.
- Zone C hand-knitting sheds and weaving sheds converted to leisure use.
- Development site probably required for carparking and other facilities related to leisure use.

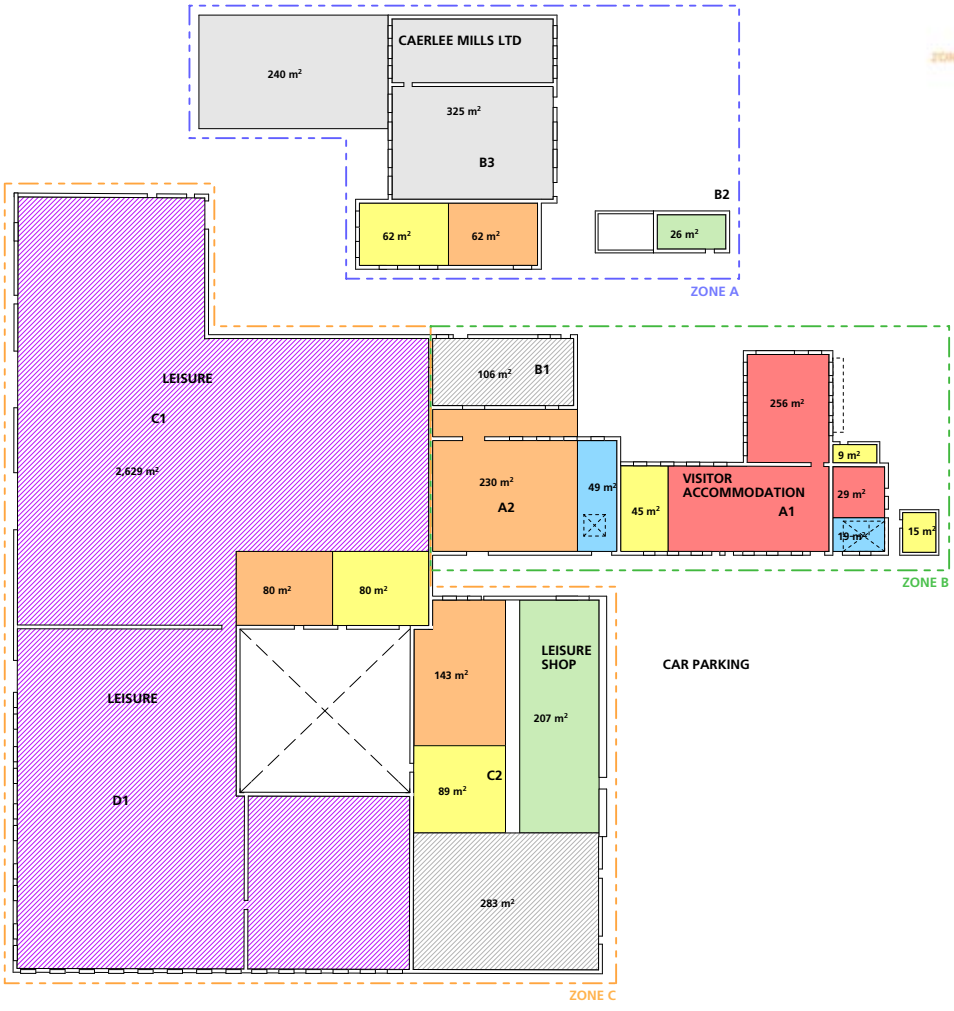
Strengths:

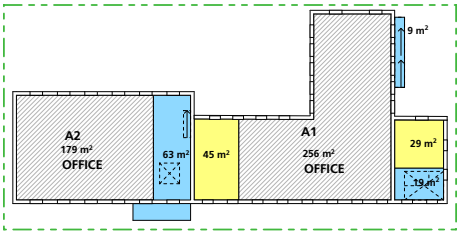
- Brodie's Mill protected.
- Site is zoned to allow safe mixed-use.
- "Completeness" of site is mostly maintained.
- Likely to be acceptable to statutory authorities subject to financial justification.
- Probably no income from development site, which may be land-locked

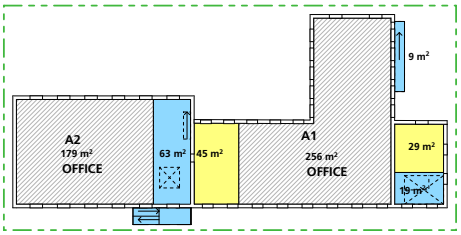
Weaknesses:

- Substantial cost of repair and redevelopment unlikely to be offset from income from Development Site.
- Unlikely to be financially deliverable or financially sustainable.

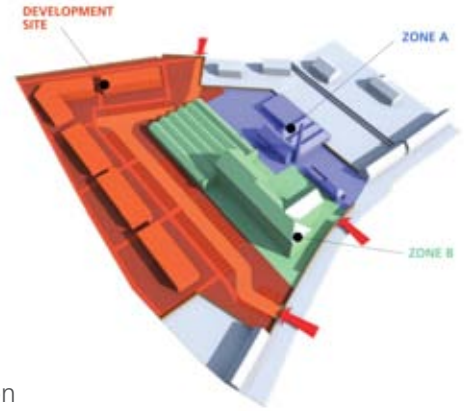








	ZONE A - AREA	ZONE B - AREA	ZONE C - AREA	DEVELOPMENT SITE AREA
SITOR ACCOMMODATION	N/A	285m²	N/A	
VERTICAL CIRCULATION	N/A	250m²	N/A	
PRODUCTION	565m²	N/A	N/A	
RETAIL	26m²	N/A	207m²	
KITCHEN/CAFE	62m²	230m²	223m²	
ANCILLIARY	62m²	193m²	169m²	
OFFICES	N/A	870m²	283m²	
LEISURE	N/A	N/A	2,629m²	
TOTAL AREAS	**715m²**	**1979m²**	**3511m²**	**4602m²**



Option 4

Remove Later Buildings

Description:

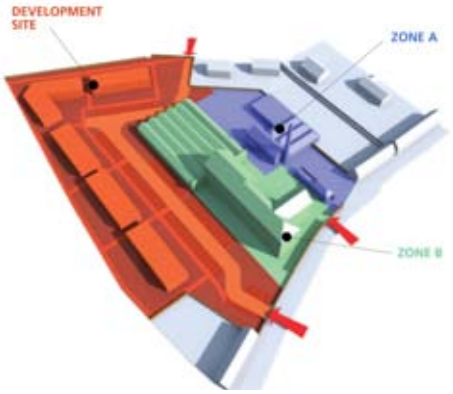
- New light industrial accommodation created in Zone A.
- Caerlee Mills Ltd is relocated within Zone B.
- New light industrial accommodation created in Zone A.
- Brodie's Mill, Zone B, developed as lettable office accommodation with visitor accommodation on ground floor.
- Later weaving sheds, hand knitting sheds, mill shop and offices removed.
- Enabling Development site enlarged.

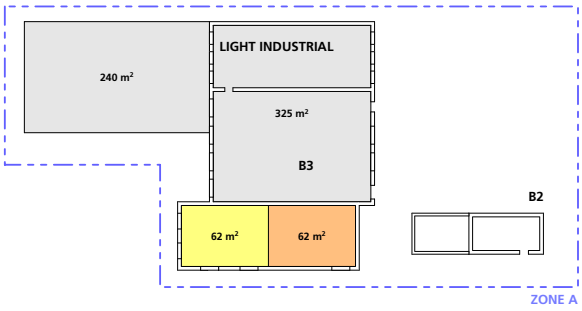
Strengths:

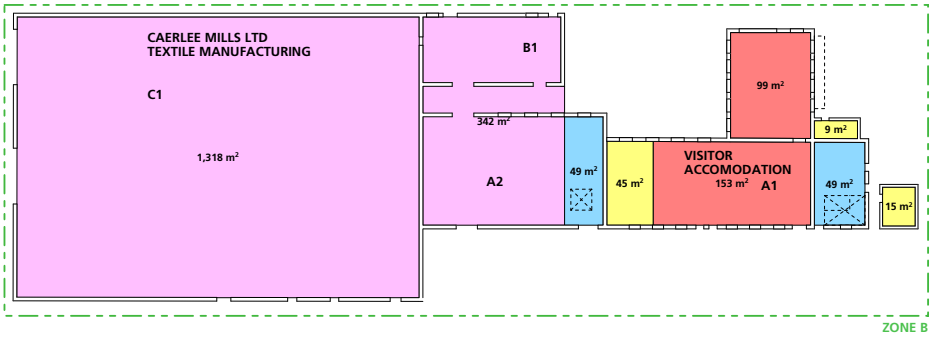
- Brodie's Mill protected.
- Site is zoned to allow safe mixed-use.
- Although there are major demolitions, evidence of each type of mill accommodation remains.
- Likely to be acceptable to statutory authorities subject to financial justification.
- Development Site enlarged and likely income from sale of site improved.
- Access to Development Site improved.
- Substantial cost of repair and redevelopment possibly offset from income from Development Site.

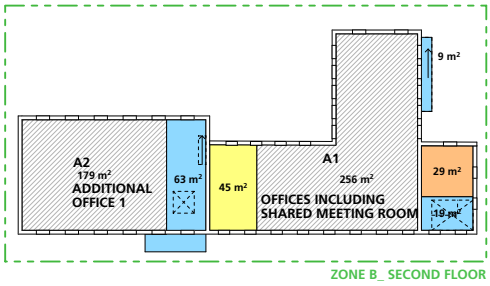
Weaknesses:

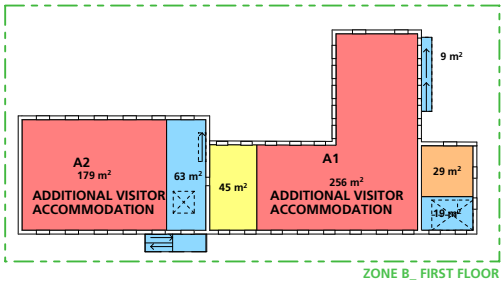
- Loss of later buildings.







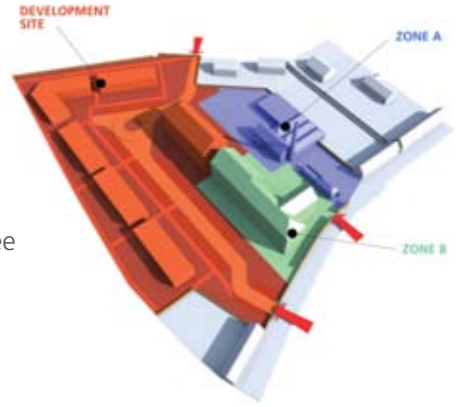




	ZONE A - AREA	ZONE B - AREA	DEVELOPMENT SITE AREA
VISITOR ACCOMODATION	N/A	687m²	
VERTICAL CIRCULATION	N/A	280m²	
LIGHT INDUSTRIAL	565m²	N/A	
RETAIL	N/A	N/A	
KITCHEN/CAFE	62m²	58m²	
ANCILLIARY	62m²	159m²	
OFFICES	N/A	435m²	
TEXTILE'S MANUFACTURING	N/A	1,660m²	
TOTAL AREAS	**689m²**	**3279m²**	**9536m²**

Option 5

Maximise Enabling Development Site



Description:

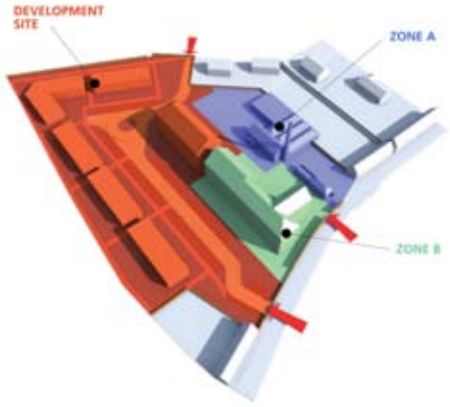
- New light industrial accommodation created in Zone A for Caerlee Mills Ltd or others.
- Mill Café, shop and museum formed in ground floor of Brodie's Mill, Zone B.
- Upper floors of Brodie's Mill, Zone B, developed as lettable office accommodation.
- All other buildings demolished.
- Enabling Development site maximised.

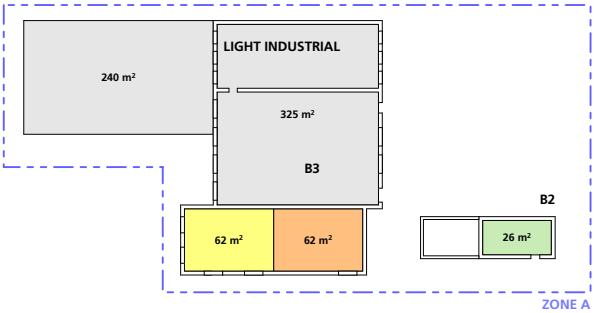
Strengths:

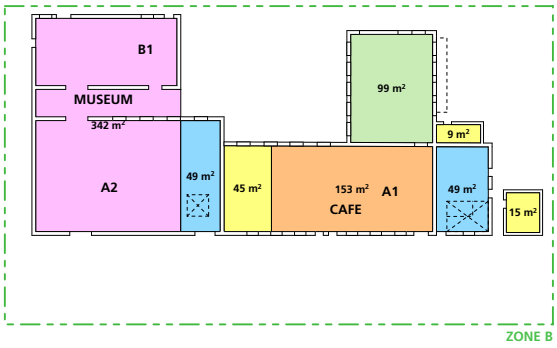
- Brodie's Mill protected.
- Site is zoned to allow safe mixed-use.
- Development Site enlarged and likely income from sale of site maximised.

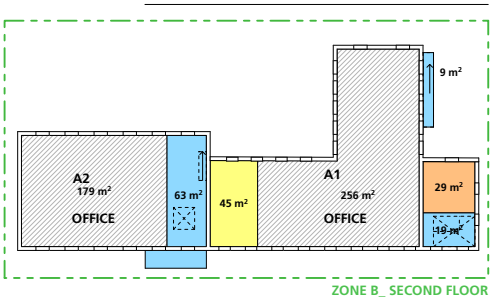
Weaknesses:

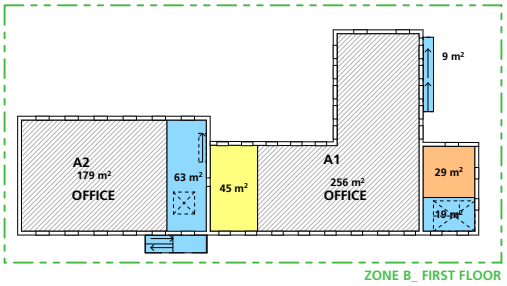
- Unlikely to be acceptable to statutory authorities.
- Loss of almost all mill buildings.











	ZONE A - AREA	ZONE B - AREA	DEVELOPMENT SITE AREA
VISITOR ACCOMODATION	N/A	N/A	
VERTICAL CIRCULATION	N/A	280m²	
LIGHT INDUSTRIAL	565m²	N/A	
RETAIL	N/Am²	99m²	
KITCHEN/CAFE	62m²	211m²	
ANCILLIARY	62m²	159m²	
OFFICES	N/A	870m²	
MUSEUM	N/A	342m²	
TOTAL AREAS	**689m²**	**1961m²**	**11,245m²**

Option 6

Demolish all buildings (not drawn)

Description:

- All mill buildings demolished and site prepared for new development.

Strengths:

- Maximises financial value of site.

Weaknesses:

- Unacceptable to statutory authorities and others with an interest in the historic environment.
- Loss of all mill buildings.

Appendices:

A Historic Scotland Listing Description

B Indicative Repair & Alteration Costs

C Notes of meeting held with Caerlee Mills Ltd on 10.12.2010

D Minutes of HS meeting held on 26.01.2011

A Historic Scotland Listing Description

HISTORIC SCOTLAND

SCOTTISH BORDERS COUNCIL

Information Supplementary to the Statutory List
(This information has no legal significance)

INNERLEITHEN BURGH

STATUTORY LIST

HB Number 34968 Item Number: 4 -

Group with Items:

Map sheet: Category: B

Group Category:

Date of Listing 23-FEB-1971

DAMSIDE, BALLANTYNE CASHMERE UK, CAERLEE MILL INCLUDING BOILERHOUSE, CHIMNEY, WEAVING SHEDS, ANCILLARY BUILDINGS, BOUNDARY WALLS AND GATEPIERS

Description:
1788, with additions and alterations circa 1840, later 19th century and earlier 20th century. 4-storey and attic, 8-bay original mill range with 2-bay piended roofed early 19th century section to E and wing to N forming T-plan. Mid 19th century tall 3-storey (same height), 6-bay block extending to W. Painted render over whinstone rubble. Small regularly spaced windows with 4-pane metal casements circa 1930. 20th century entrance block linked by first floor walkway. Mill lade running under E end housing 2 turbines.

BOILERHOUSE AND CHIMNEY: circa 1858-80. Pitched roof whinstone rubble boilerhouse to N of main mill with 2 infilled arches to W gable and 2 timber piended roof ridge ventilators. 3-bay whinstone rubble binding and seeming sheds to N extended in brick, (known as `White City'). Tall circular plan brick chimney to E gable of boilerhouse. Small piended-roof whinstone rubble range adjoining oil tank, possibly tenter house.

WEAVING SHEDS: circa 1858-64. 6-bay range of sawtooth gabled, pitched roofed weaving sheds on internal cast-iron columns to W of main mill with glazed roofs to N pitches. 2-bays extending to N circa 1920. Further wider steel-framed 6-bays extending to S circa

HISTORIC SCOTLAND

INNERLEITHEN BURGH

SCOTTISH BORDERS COUNCIL

STATUTORY LIST

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1930 with courtyard behind.

Flat-roofed office and entrance block c1930 to SE linked to main mill by walkway and to weaving sheds to the rear. Various brick and rendered ancillary buildings around mill site.

BOUNDARY WALLS AND GATEPIERS: low stepped whinstone walls with sandstone copes to front (E) of site with curved gateway. Delicate tall wrought-iron gates and railings. Tall rubble gate piers to NE of site.

References:
John Thomson, Atlas of Scotland, 1832. 1st Edition Ordnance Survey Map (1855). Thomas Dobson, Reminiscences of Innerleithen and Traquair, (1896). W Chambers, A History of Peebleshire (1864) p371. Groome´s Gazetteer Vol IV (1883) p290. J W Buchan, History of Peebleshire (Vol III) (1925) p373. J Dent and R McDonald, Farm and Factory: Revolution in the Borders (2001) p 5. J Anderson, At the Sign of the Cleikum, (1996) p108. Robb and Stevenson, Glimpses of Old Innerleithen and Traquair (1989) p24. Kitty Cruft, Buildings of Scotland, Borders (2006), p402. Alex Young, Old Innerleithen Walkerburn and Traquair, (2004) p3.

Notes:
Caerlee Mill was the first water powered textile mill in the Borders and highly significant as it marks the beginning of the industrialisation and the development of the textile towns in the

HISTORIC SCOTLAND

SCOTTISH BORDERS COUNCIL

Information Supplementary to the Statutory List
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INNERLEITHEN BURGH

STATUTORY LIST

area. The mill demonstrates the evolution of the industry over centuries, including water turbine technology. It is now (2007) the oldest continually operating textile mill in Scotland.

The mill was built by Alexander Brodie in 1788. Brodie was born in 1733 at the Rigs of Traquair where he became apprentice blacksmith before going to London in 1751. He subsequently moved to Shropshire where he spent most of his career and became successful in the iron industry. He returned to Innerleithen to set up a woollen mill aged 55. Construction began in 1788 and the mill cost £3000 to build including all machinery. The building of the mill marks a significant turning point in the prosperity and development of the town which steadily grew from this point on.

A philanthropist, it is said that Brodie made no profit from the mill, his main concern being to create employment in the area, indeed when living in London he sent money to Peebles for the care of needy children. Brodie died in 1811 and the business was rented to other manufacturers; in 1834 Messers Gow were resident and the first to make tartan shawls from local wool. The mill was sold by Brodie's heirs in 1841 to Robert Gill. It is marked as Gill´s Mill on Dobson's map of 1849. It was Gill who added the mechanisation of steam power which expanded the business and by 1864 he was importing wool from Australia. In 1876 the weaving sheds were extended using concrete construction, a relatively early use of this material.

The mill's success led to a great increase in the local population from 463 in 1841 to 2,313 by 1881; there was a related increase in housing and services, with new banks, hotels, public halls being

HISTORIC SCOTLAND

SCOTTISH BORDERS COUNCIL

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INNERLEITHEN BURGH

STATUTORY LIST

built as the town developed. In 1886 the mill was sold to J J & H Ballantynes of Walkerburn and in 1919 it amalgamated with Waverley Mills and March Street Mills of Peebles. The company is now trading as Ballantyne Cashmere UK (2007).

The original mill building was 8-bays between stacks (now lost). In the early 19th century the 2-bays under a piended roof to the east and perpendicular N wing were added. The E section straddles the ashlar lined lade and contains two 19th century turbines (one by Laidlaw Glasgow, the other by Gilkes of Kendal) the Laidlaw turbine is an early example of its type. The W wing is thought to date to Gill's ownership c1839-56, and although only 3 storeys aligns in height with the original 4-storey range (internal floors to original range replaced c. 1960 to from 3 floors).

Caerlee Mill expanded naturally as the business developed through the 19th and early 20th century. The various stages of development and subsequent changes in mechanism are all well represented by the buildings as they stand today (2007) from the original main mill to the later outlying weaving sheds.

List description revised 2008.

B Indicative Repair & Alteration Costs

CAERLEE MILL

REFURBISHMENT WORKS

CONSTRUCTION COST ESTIMATE

March 2011

CAERLEE MILL

CONSTRUCTION COST ESTIMATE

DESIGN TEAM

Architect	LDN Architects
Structural Engineer	TBC
Services Engineer	TBC
Cost Consultant	TBC
CDM Co-ordinator	TBC

THE PROJECT

The project comprises refurbishment of existing Caerlee Mill

CAERLEE MILL
CONSTRUCTION COST ESTIMATE
GRAND SUMMARY

DESCRIPTION	CONSTRUCTION COST (£)	COST per M2 (£)	COST per FT2 (£)	External Fabric / Conservation Cost	Development Cost
Option 1	5,032,790	706	66	2,095,454	2,937,336
Option 2	4,342,267	845	78	1,876,782	2,465,485
Option 3	7,141,839	1,074	100	2,671,192	4,470,646
Option 4	4,109,275	925	86	1,766,187	2,343,088
Option 5	4,144,215	1,326	123	1,583,353	2,560,863
Option 6	4,516,786	1,445	134	1,583,353	2,933,433

CAERLEE MILL
CONSTRUCTION COST ESTIMATE
OPTION 1

GIFA **7,130**

	Element	Rate	Unit	GENERAL AREAS	A1	A2	B1	B2	B3	C1	C2	D1	D2	E	Total	Totals (£)	Code	External Fabric / Conservation Total	External Fabric / Conservation Totals (£)	Development Total	Development Totals (£)
				GIFA	1065	763	106	26	449	1616	758	1173	479	455							
1	**DOWNTAKINGS GENERALLY**															**320,927**			**51,552**		**269,375**
	Demolition of redundant out-buildings	50	m²	605	1										30,300		2	-		30,300	
	Remove external landscaping to grassed areas to allow for new hard-standing and landscaping.	10	m²	9563											95,630		2	-		95,630	
	Allow for remediation of the site	excluded	Item												Excluded		2	-		Excluded	
	Remove all existing services	15	m²	9563											143,445		2	-		143,445	
	Strip out existing non-load bearing partitions back to structural shell	18	m²		1065	763	106	26	449					455	51,552		1	51,552		-	
2	**ROOF**															**703.495**			**703.495**		**0**
	Strip and reslate roof and Incorporate underslate felt and lead flashings. Allow for insulating roof pitches internally.	250	m²		358	279	106								185,750		1	185,750		-	
	50% Strip and reslate roofs and 50% overhaul slating.	175	m²					26	449						83,125		1	83,125		-	
	Replace 50% glazing to rooflights	10	m²						449						4,490		1	4,490		-	
	20% Overhaul slating to buildings	35	m²							1616	758	1173	479		140,910		1	140,910		-	
	Replace all glazing to rooflights	20	m²												-		1	-		-	
	Replace 50% of glazing to rooflights	10	m²							1616	758	1173	479		40,260		1	40,260		-	
	Replace asphalt roof to building	150	m²										479	455	140,100		1	140,100		-	
	Renew Gutters Throughout. Overhaul rainwater downpipes and hoppers throughout all buildings	100	m		99	65	47	38	137	181	122	157	94	100	104,000		1	104,000		-	
	Allow for new paint decoration to rainwater goods throughout.	10	m		99	65	47	38	137					100	4,860		1	4,860		-	
3	**EXTERNAL WALLS**															**654,877**			**578,717**		**76,160**
	Remove existing windows for overhauling/replacement	Included	m²												Included		1	Included		-	
	Remove existing doors for overhauling/replacement	Included	m²												Included		1	Included		-	
	Repairs to rendered walls in lime hart. Allow 30% of area for repairs.	150	m²		454	295			248						149,550		1	149,550		-	
	Limewash to full area	25	m²		1296	842			709						71,175		1	71,175		-	
	Concrete render repairs	10	m²							758	509	657	299	455	26.780		1	26.780		-	
	Stone reolacements to window and door surrounds	120	m²					82	354						52.320		1	52.320		-	
	Repointing to brickwork and stonework allow 50%	45	m²					82	354						19.620		1	19.620		-	
	Overhaul windows	1.200	nr		82										98.400		1	98.400		-	
	New windows to blocked openinos	1.500	nr		20										30.000		1	30.000		-	
	New timber windows	1.500	nr			10	10								30.000		1	30.000		-	
	Overhaul timber windows	1.200	nr					2	19						25.200		1	25.200		-	
	New glazed screens to blocked arches	600	m²						24						14.400		1	14.400		-	
	New windows to blocked openinos	1.500	nr						10						15.000		1	15.000		-	
	New metal hopper windows	1.500	nr											10	15.000		1	15.000		-	
	New glazed screens to large openinos	600	m²							25					15.000		1	15.000		-	
	Dry lining and insulation to all internal faces of external walls.	25	m²					164	709					455	33.200		2	-		33.200	
	Replace existing lath and lime plaster walls throughout. 30% of wall area.	80	m²		117	76	11								16,272		1	16,272		-	
	Allow for new paint decoration to windows and doors throughout.	15	m²		1065	763	106	26	449					455	42,960		2	-		42,960	
4	**FLOORS**															**65.620**			**0**		**65.620**
	Remove all supports and fixings for any machinery/equipment.	5	m²		1065		106							455	8.130		2	-		8.130	
	Remove all damaged timber floors	35	m²												-		1	-		-	
	Concrete repairs to floors	40	m²				106								4,240		2	-		4,240	
	Upgrade fire-rating of existing floors using gyproc deadening board on branders between joists.	50	m²		1065										53,250		2	-		53,250	
	New ply floor on timber battens (insulated) with floor finish, separated from the concrete slab by a DPM.	30	m²												-		1	-		-	
	Tiled floor finish to toilet areas.	40	m²												-		2	-		-	
	Vinyl to kitchen areas	25	m²												-		2	-		-	
	Carpet to ancillary areas and office areas	30	m²												-		2	-		-	
	Timber floor to workshop areas.	40	m²												-		2	-		-	
	High specification allowances of the above for hostel areas	50	m²												-		2	-		-	
5	**CEILINGS**															**52,159**			**0**		**52,159**
	Remove all supports and fixings for any machinery/equipment.	5	m²		1065		106							455	8,130		2	-		8,130	
	Replace lath and plaster ceiling soffits – 30% of wall area.	80	m²		320		32								28,104		2	-		28,104	
	New plasterboard ceilings (skimmed) on gypliner system throughout workshop/office units	35	m²												-		2	-		-	
	New plasterboard ceilings (skimmed) on gypliner system to office and ancillary areas.	35	m²											455	15.925		2	-		15.925	
6	**PARTITION WALLS**															**56.910**			**0**		**56.910**
	Acoustic Metal Stud partitions (insulated) for separating walls within buildings	25	m²		1065		106								29.275		2	-		29.275	
	Block partitions between adjoining offices and residential units. Dry-lined and insulated	10	m²												-		2	-		-	
	Glazed partitions and doors at entrances to offices and Metal Stud partitions to ancillary areas	25	m²											455	11.375		2	-		11.375	
	Allow for new paint decoration to windows and doors throughout.	10	m²		1065		106							455	16.260		2	-		16.260	
7	**INTERNAL DOORS**															**71.544**			**0**		**71.544**
	Remove existing doors throughout. Allow for repair to all existing and 10% renewal.	4	m²		1065		106							455	6.504		2	-		6.504	
	New glazed doors at entrances, lobbies and ancillary areas.	40	m²		1065		106							455	65.040		2	-		65.040	
	New painted softwood or veneered doors elsewhere.	Included	m²		1065		106							455	Included		2	-		Included	

CAERLEE MILL
CONSTRUCTION COST ESTIMATE
OPTION 1

GIFA **7.130**

	Element	Rate	Unit	GENERAL AREAS	A1	A2	B1	B2	B3	C1	C2	D1	D2	E	Total	Totals (£)	Code	External Fabric / Conservation Total	External Fabric / Conservation Totals (£)	Development Total	Development Totals (£)
8	**STAIRS AND LIFT**															**224,000**			**44,000**		**180,000**
	New industrial style steel and concrete staircases. To replace existing	15,000	nr		1	1									30,000		2	-		30,000	
	Repairs to existing stairs (including fire plasternpard lining to stair soffits	10,000	nr		1	1									20,000		1	20,000		-	
	Refurnish external metal stairs (2no. staircases)	12,000	nr		1	1									24,000		1	24,000		-	
	New 21 person lifts	75,000	nr		1	1									150,000		2	-		150,000	
9	**SANITARY**															**92,300**			**0**		**92,300**
	New sanitary fittings in office toilet areas	35	m²				106								3,710		2	-		3,710	
	New kitchen fittings in office kitchen areas	100	m²				106								10,600		2	-		10,600	
	New sanitary/bathroom fittings in hostel bathroom areas	35	m²		842										29,470		2	-		29,470	
	New high spec kitchen fittings in hostel kitchen areas	25,000	nr		1										25,000		2	-		25,000	
	Sanitary fittings to other areas	30	m²		223		106							455	23,520		2	-		23,520	
10	**SERVICES**															**1,253,630**			**0**		**1,253,630**
	Allow for lighting and electrical sockets to all office and hostel areas	170	m²		842		106								161,160		2	-		161,160	
	Heating provisions suitable for office and hostel environment	140	m²		842		106								132,720		2	-		132,720	
	Security and fire systems suitable for office and hostel areas	30	m²		842		106								28,440		2	-		28,440	
	Services to Industrial areas	130	m²	3532											459,160		2	-		459,160	
	Services to circulation areas	200	m²	250											50,000		2	-		50,000	
	Services to Retail areas	250	m²	233											58,250		2	-		58,250	
	Services to Kitchen/cafe areas	300	m²	542											162,600		2	-		162,600	
	Services to Ancillary areas	300	m²	244											73,200		2	-		73,200	
	Services to Museum areas	300	m²	427											128,100		2	-		128,100	
11	**GENERAL ITEMS**															**310,050**			**206,700**		**103,350**
	Miscelanious Structural works	30	m²		1065	763	106	26	449	1616	758	1173	479	455	206,700		1	206,700		-	
	Drainage works	15	m²		1065	763	106	26	449	1616	758	1173	479	455	103,350		2	-		103,350	
12	**NEW BUILDING**															**0**			**0**		**0**
	New building at B3	0	m²	240											-		2	-		-	
	SUB-TOTAL															**3,805,512**			**1,584,464**		**2,221,048**
13	**PRELIMINARIES**																				
	Generally													15	%	**570,827**		%	**237,670**	%	**333,157**
	Percentage equivalent															**4,376,339**			**1,822,134**		**2,554,205**
14	**CONTINGENCIES**													15	%	**656,451**		%	**273,320**	%	**383,131**
	TOTAL CONSTRUCTION COST															**£5,032,790**			**£2,095,454**		**£2,937,336**
															Cost/m2	**705.86**					
															Cost/ft2	**65.58**					

CAERLEE MILL
CONSTRUCTION COST ESTIMATE
OPTION 2

GIFA **5,141**

	Element	Rate	Unit	GENERAL AREAS	A1	A2	B1	B2	B3	C1	C2	D1	D2	E	Total	Totals (£)	Code	External Fabric / Conservation Total	External Fabric / Conservation Totals (£)	Development Total	Development Totals (£)
				GIFA	1041	763	106	26	449	1319	742			455							
1	**DOWNTAKINGS GENERALLY**															**403,095**			**51,120**		**351,975**
	Demolition of redundant out-buildings	50	m²	605	1										30,300		2	-		30,300	
	Demolition of D1 Building	50	m²									1173			58,650		2	-		58,650	
	Demolition of D2 Building	50	m²										479		23,950		2	-		23,950	
	Remove external landscaping to grassed areas to allow for new hard-standing and landscaping.	10	m²	9563											95,630		2	-		95,630	
	Allow for remediation of the site	excluded	Item												Excluded		2	-		Excluded	
	Remove all existing services	15	m²	9563											143,445		2	-		143,445	
	Strip out existing non-load bearing partitions back to structural shell	18	m²		1041	763	106	26	449			0	0	455	51,120		1	51,120		-	
2	**ROOF**															**518,120**			**518,120**		**0**
	Strip and reslate roof and Incorporate underslate felt and lead flashings. Allow for insulating roof pitches internally.	250	m²		358	279	106								185,750		1	185,750		-	
	50% Strip and reslate roofs and 50% overhaul slating.	175	m²					26	449						83,125		1	83,125		-	
	Reslate 50% glazing to rooflights	10	m²						449						4,490		1	4,490		-	
	20% Overhaul slating to buildings	35	m²							1319	742	0	0		72,135		1	72,135		-	
	Replace all glazing to rooflights	20	m²									0	0		-		1	-		-	
	Replace 50% of glazing to rooflights	10	m²							1319	742				20,610		1	20,610		-	
	Reslace asphalt roof to building	150	m²										0	455	68,250		1	68,250		-	
	Renew Gutters Throughout. Overhaul rainwater downpipes and hoppers throughout all buildings	100	m		99	65	47	38	137	181	122	0	0	100	78,900		1	78,900		-	
	Allow for new paint decoration to rainwater goods throughout.	10	m		99	65	47	38	137			0	0	100	4,860		1	4,860		-	
3	**EXTERNAL WALLS**															**685,637**			**609,837**		**75,800**
	Remove existing windows for overhauling/replacement	Included	m²												Included		1	Included		-	
	Remove existing doors for overhauling/replacement	Included	m²												Included		1	Included		-	
	Repairs to rendered walls in lime harl. Allow 30% of area for repairs.	150	m²		454	295			248						149,550		1	149,550		-	
	Limewash to full area	25	m²		1296	842			709						71,175		1	71,175		-	
	Concrete render repairs	30	m²							859	616	0	0	455	57,900		1	57,900		-	
	Stone replacements to window and door surrounds	120	m²					82	354						52,320		1	52,320		-	
	Repointing to brickwork and stonework allow 50%	45	m²					82	354						19,620		1	19,620		-	
	Overhaul windows	1,200	nr		82										98,400		1	98,400		-	
	New windows to blocked openings	1,500	nr		20										30,000		1	30,000		-	
	New timber windows	1,500	nr			10	10								30,000		1	30,000		-	
	Overhaul timber windows	1,200	nr					2	19						25,200		1	25,200		-	
	New glazed screens to blocked arches	600	m²						24						14,400		1	14,400		-	
	New windows to blocked openings	1,500	nr						10						15,000		1	15,000		-	
	New metal hopper windows	1,500	nr									0	0	10	15,000		1	15,000		-	
	New glazed screens to large openings	600	m²							25					15,000		1	15,000		-	
	Dry lining and insulation to all internal faces of external walls.	25	m²					164	709				0	455	33,200		2	-		33,200	
	Replace existing lath and lime plaster walls throughout. 30% of wall area.	80	m²		117	76	11								16,272		1	16,272		-	
	Allow for new paint decoration to windows and doors throughout.	15	m²		1041	763	106	26	449				0	455	42,600		2	-		42,600	
4	**FLOORS**															**64,300**			**0**		**64,300**
	Remove all supports and fixings for any machinery/equipment.	5	m²		1041		106						0	455	8,010		2	-		8,010	
	Remove all damaged timber floors	35	m²												-		1	-		-	
	Concrete repairs to floors	40	m²				106								4,240		2	-		4,240	
	Upgrade fire-rating of existing floors using gyproc deadening board on branders between joists.	50	m²		1041										52,050		2	-		52,050	
	New ply floor on timber battens (insulated) with floor finish, separated from the concrete slab by a DPM.	30	m²												-		1	-		-	
	Tiled floor finish to toilet areas.	40	m²												-		2	-		-	
	Vinyl to kitchen areas	25	m²												-		2	-		-	
	Carpet to ancillary areas and office areas	30	m²												-		2	-		-	
	Timber floor to workshop areas.	40	m²												-		2	-		-	
	High specification allowances of the above for hostel areas	50	m²												-		2	-		-	
5	**CEILINGS**															**51,463**			**0**		**51,463**
	Remove all supports and fixings for any machinery/equipment.	5	m²		1041		106						0	455	8,010		2	-		8,010	
	Replace lath and plaster ceiling soffits – 30% of wall area.	80	m²		312		32								27,528		2	-		27,528	
	New plasterboard ceilings (skimmed) on gypliner system throughout workshop/office units	35	m²												-		2	-		-	
	New plasterboard ceilings (skimmed) on gypliner system to office and ancillary areas.	35	m²										0	455	15,925		2	-		15,925	
6	**PARTITION WALLS**															**56,070**			**0**		**56,070**
	Acoustic Metal Stud partitions (insulated) for separating walls within buildings	25	m²		1041		106								28,675		2	-		28,675	
	Block partitions between adjoining offices and residential units. Dry-lined and insulated	10	m²												-		2	-		-	
	Glazed partitions and doors at entrances to offices and Metal Stud partitions to ancillary areas	25	m²										0	455	11,375		2	-		11,375	
	Allow for new paint decoration to windows and doors throughout.	10	m²		1041		106						0	455	16,020		2	-		16,020	
7	**INTERNAL DOORS**															**70,488**			**0**		**70,488**
	Remove existing doors throughout. Allow for repair to all existing and 10% renewal.	4	m²		1041		106						0	455	6,408		2	-		6,408	
	New glazed doors at entrances, lobbies and ancillary areas.	40	m²		1041		106						0	455	64,080		2	-		64,080	
	New painted softwood or veneered doors elsewhere.	Included	m²		1041		106						0	455	Included		2	-		Included	

CAERLEE MILL
CONSTRUCTION COST ESTIMATE
OPTION 2

GIFA **5,141**

	Element	Rate	Unit	GENERAL AREAS	A1	A2	B1	B2	B3	C1	C2	D1	D2	E	Total	Totals (£)	Code	External Fabric / Conservation Total	External Fabric / Conservation Totals (£)	Development Total	Development Totals (£)
8	**STAIRS AND LIFT**															**224,000**			**44,000**		**180,000**
	New industrial style steel and concrete staircases. To replace existing	15,000	nr		1	1									30,000		2	-		30,000	
	Repairs to existing stairs (including fire plasternpard lining to stair soffits	10.000	nr		1	1									20.000		1	20.000		-	
	Refurnish external metal stairs (2no. staircases)	12,000	nr		1	1									24,000		1	24,000		-	
	New 21 person lifts	75.000	nr		1	1									150.000		2	-		150.000	
9	**SANITARY**															**60,860**			**0**		**60,860**
	New sanitary fittings in office toilet areas	30	m²		512										15.360		2	-		15.360	
	New kitchen fittings in office kitchen areas	25	m²		512										12.800		2	-		12.800	
	New sanitary/bathroom fittings in hostel bathroom areas	35	m²												-		2	-		-	
	New high spec kitchen fittings in hostel kitchen areas	25.000	nr												-		2	-		-	
	Sanitary fittings to other areas	30	m²		529		106						0	455	32.700		2	-		32.700	
10	**SERVICES**															**879,790**			**0**		**879,790**
	Allow for lighting and electrical sockets to all office and hostel areas	170	m²		512										87,040		2	-		87,040	
	Heating provisions suitable for office and hostel environment	140	m²		512										71,680		2	-		71,680	
	Security and fire systems suitable for office and hostel areas	30	m²		512										15,360		2	-		15,360	
	Services to Industrial areas	130	m²	1967											255,710		2	-		255,710	
	Services to circulation areas	200	m²	280											56,000		2	-		56,000	
	Services to Retail areas	250	m²	226											56,500		2	-		56,500	
	Services to Kitchen/cafe areas	300	m²	413											123,900		2	-		123,900	
	Services to Ancillary areas	300	m²	370											111,000		2	-		111,000	
	Services to Museum areas	300	m²	342											102,600		2	-		102,600	
11	**GENERAL ITEMS**															**269,555**			**196,040**		**73,515**
	Miscelanious Structural works	40	m²		1041	763	106	26	449	1319	742	0	0	455	196,040		1	196,040		-	
	Drainage works	15	m²		1041	763	106	26	449	1319	742	0	0	455	73.515		2	-		73.515	
12	**NEW BUILDING**															**0**			**0**		**0**
	New building at B3	0	m²	240											-		2	-		-	
	SUB-TOTAL															**3,283,378**			**1,419,117**		**1,864,261**
13	**PRELIMINARIES**																				
	Generality													15	%	**492,507**		%	**212,868**	%	**279,639**
	Percentage equivalent																				
																3,775,885			**1,631,985**		**2,143,900**
14	**CONTINGENCIES**													15	%	**566,383**		%	**244,798**	%	**321,585**
	TOTAL CONSTRUCTION COST															**£4,342,267**			**£1,876,782**		**£2,465,485**
															Cost/m2	**844.63**					
															Cost/ft2	**78.47**					

CAERLEE MILL
CONSTRUCTION COST ESTIMATE
OPTION 3

GIFA **6,651**

	Element	Rate	Unit	GENERAL AREAS	A1	A2	B1	B2	B3	C1	C2	D1	D2	E	Total	Totals (£)	Code	External Fabric / Conservation Total	External Fabric / Conservation Totals (£)	Development Total	Development Totals (£)
				GIFA	1065	763	106	26	449	1616	758	1173		455							
1	**DOWNTAKINGS GENERALLY**															**408,723**			**115,398**		**293,325**
	Demolition of redundant out-buildings	50	m²	605	1										30,300		2	-		30,300	
	Demolition of D2 Building	50	m²										479		23.950		2	-		23.950	
	Remove external landscaping to grassed areas to allow for new hard-standing and landscaping.	10	m²	9563											95,630		2	-		95,630	
	Allow for remediation of the site	excluded	Item												Excluded		2	-		Excluded	
	Remove all existing services	15	m²	9563											143,445		2	-		143,445	
	Strip out existing non-load bearing partitions back to structural shell	18	m²		1065	763	106	26	449	1616	758	1173	0	455	115,398		1	115,398		-	
2	**ROOF**															**855.155**			**855.155**		**0**
	Strip and reslate roof and incorporate underslate felt and lead flashings. Allow for insulating roof pitches internally.	250	m²		358	279	106								185,750		1	185,750		-	
	50% Strip and reslate roofs and 50% overhaul slating.	175	m²					26	449						83.125		1	83.125		-	
	Replace 50% glazing to rooflights	10	m²						449						4,490		1	4,490		-	
	100% Overhaul slating to buildings	100	m²							1616	758	1173	0		354,700		1	354,700		-	
	Reolace all glazing to rooflights	20	m²								758	1173	0		38.620		1	38.620		-	
	Reolace 50% of glazing to rooflights	10	m²							1616					16.160		1	16.160		-	
	Replace asphalt roof to building	150	m²										0	455	68,250		1	68,250		-	
	Renew Gutters Throughout. Overhaul rainwater downpipes and hoppers throughout all buildings	100	m		99	65	47	38	137	181	122	157	0	100	94.600		1	94.600		-	
	Allow for new paint decoration to rainwater goods throughout.	10	m		99	65	47	38	137	181	122	157	0	100	9,460		1	9,460		-	
3	**EXTERNAL WALLS**															**800.762**			**623.297**		**177.465**
	Remove existing windows for overhauling/replacement	Included	m²												Included		1	Included		-	
	Remove existing doors for overhauling/replacement	Included	m²												Included		1	Included		-	
	Repairs to rendered walls in lime hart. Allow 30% of area for repairs.	150	m²		454	295			248						149,550		1	149,550		-	
	Limewash to full area	25	m²		1296	842			709						71,175		1	71,175		-	
	Concrete render reoairs	10	m²							865	509	657	0	455	24.860		1	24.860		-	
	Stone reolacements to window and door surrounds	120	m²					82	354						52.320		1	52.320		-	
	Repointing to brickwork and stonework allow 50%	45	m²					82	354						19,620		1	19,620		-	
	Overhaul windows	1,200	nr		82										98,400		1	98,400		-	
	New windows to blocked openings	1,500	nr		20										30.000		1	30.000		-	
	New timber windows	1,500	nr			10	10								30.000		1	30.000		-	
	Overhaul timber windows	1,200	nr					2	19						25,200		1	25,200		-	
	New glazed screens to blocked arches	600	m²						24						14,400		1	14,400		-	
	New windows to blocked openings	1,500	nr						10						15.000		1	15.000		-	
	New metal hooper windows	1,500	nr							5	2	24	0	10	61,500		1	61,500		-	
	New glazed screens to large openings	600	m²							25					15,000		1	15,000		-	
	Dry lining and insulation to all internal faces of external walls.	25	m²					164	709	758	509	657	0	455	81.300		2	-		81.300	
	Replace existing lath and lime plaster walls throughout. 30% of wall area.	80	m²		117	76	11								16,272		1	16,272		-	
	Allow for new paint decoration to windows and doors throughout.	15	m²		1065	763	106	26	449	1616	758	1173	0	455	96.165		2	-		96.165	
4	**FLOORS**															**349,560**			**125,515**		**224,045**
	Remove all supports and fixings for any machinery/equipment.	5	m²		1065		106			1616	758	1173	0	455	25.865		2	-		25.865	
	Remove all damaged timber floors	35	m²								758	1173			67,585		1	67,585		-	
	Concrete repairs to floors	40	m²				106			1616					68,880		2	-		68,880	
	Upgrade fire-rating of existing floors using gyproc deadening board on branders between ioists.	50	m²		1065										53.250		2	-		53.250	
	New ply floor on timber battens (insulated) with floor finish, separated from the concrete slab by a DPM.	30	m²								758	1173			57,930		1	57,930		-	
	Tiled floor finish to toilet areas.	40	m²								649	30			27.160		2	-		27.160	
	Vinyl to kitchen areas	25	m²								20				500		2	-		500	
	Carpet to ancillary areas and office areas	30	m²								89				2,670		2	-		2,670	
	Timber floor to workshop areas.	40	m²									1143			45,720		2	-		45,720	
	High specification allowances of the above for hostel areas	50	m²												-		2	-		-	
5	**CEILINGS**															**171.814**			**0**		**171.814**
	Remove all supports and fixings for any machinery/equipment.	5	m²		1065		106			1616	758	1173	0	455	25,865		2	-		25,865	
	Replace lath and plaster ceiling soffits – 30% of wall area.	80	m²		320		32								28.104		2	-		28.104	
	New plasterboard ceilings (skimmed) on gypliner system throughout workshop/office units	35	m²							1456	283	1173			101.920		2	-		101.920	
	New plasterboard ceilings (skimmed) on gypliner system to office and ancillary areas.	35	m²										0	455	15,925		2	-		15,925	
6	**PARTITION WALLS**															**127.850**			**0**		**127.850**
	Acoustic Metal Stud partitions (insulated) for separating walls within buildings	25	m²		1065		106								29,275		2	-		29,275	
	Block partitions between adjoining offices and residential units. Drv-lined and insulated	10	m²							1616	758	1173			35.470		2	-		35.470	
	Glazed partitions and doors at entrances to offices and Metal Stud partitions to ancillary areas	25	m²										0	455	11,375		2	-		11,375	
	Allow for new paint decoration to windows and doors throughout.	10	m²		1065		106			1616	758	1173	0	455	51.730		2	-		51.730	
7	**INTERNAL DOORS**															**227,612**			**0**		**227,612**
	Remove existing doors throughout. Allow for repair to all existing and 10% renewal.	4	m²		1065		106			1616	758	1173	0	455	20.692		2	-		20.692	
	New glazed doors at entrances, lobbies and ancillary areas.	40	m²		1065		106			1616	758	1173	0	455	206,920		2	-		206,920	
	New painted softwood or veneered doors elsewhere.	Included	m²		1065		106			1616	758	1173	0	455	Included		2	-		Included	

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CAERLEE MILL
CONSTRUCTION COST ESTIMATE
OPTION 3

GIFA **6,651**

	Element	Rate	Unit	GENERAL AREAS	A1	A2	B1	B2	B3	C1	C2	D1	D2	E	Total	Totals (£)	Code	External Fabric / Conservation Total	External Fabric / Conservation Totals (£)	Development Total	Development Totals (£)
8	**STAIRS AND LIFT**															**224,000**			**44,000**		**180,000**
	New industrial style steel and concrete staircases. To reolace existino	15,000	nr		1	1									30,000		2	-		30,000	
	Repairs to existing stairs (including fire plasterpard lining to stair soffits	10,000	nr		1	1									20,000		1	20,000		-	
	Refurnish external metal stairs (2no. staircases)	12,000	nr		1	1									24,000		1	24,000		-	
	New 21 person lifts	75,000	nr		1	1									150,000		2	-		150,000	
9	**SANITARY**															**215.605**			**0**		**215.605**
	New sanitary fittings in office toilet areas	35	m²		512		106								21,630		2	-		21,630	
	New kitchen fittings in office kitchen areas	20	m²		512		106								12,360		2	-		12,360	
	New sanitary/bathroom fittings in hostel bathroom areas	35	m²		285										9,975		2	-		9,975	
	New high spec kitchen fittings in hostel kitchen areas	25,000	nr		1										25,000		2	-		25,000	
	Sanitary fittings to other areas	30	m²		780		106			1616	758	1173	0	455	146,640		2	-		146,640	
10	**SERVICES**															**1.666.570**			**0**		**1.666.570**
	Allow for lighting and electrical sockets to all office and hostel areas	170	m²		797		106								153,510		2	-		153,510	
	Heating provisions suitable for office and hostel environment	140	m²		797		106								126,420		2	-		126,420	
	Security and fire systems suitable for office and hostel areas	30	m²		797		106								27,090		2	-		27,090	
	Services to Industrial areas	130	m²	325											42,250		2	-		42,250	
	Services to circulation areas	200	m²	250											50,000		2	-		50,000	
	Services to Retail areas	250	m²	233											58,250		2	-		58,250	
	Services to Kitchen/cafe areas	300	m²	515											154,500		2	-		154,500	
	Services to Ancillary areas	300	m²	448											134,400		2	-		134,400	
	Services to Leisure areas	350	m²	2629											920,150		2	-		920,150	
	Services to Museum areas	300	m²												-						
11	**GENERAL ITEMS**															**352.605**			**256.440**		**96.165**
	Miscelanious Structural works	40	m²		1065	763	106	26	449	1616	758	1173	0	455	256,440		1	256,440		-	
	Drainage works	15	m²		1065	763	106	26	449	1616	758	1173	0	455	96,165		2	-		96,165	
12	**NEW BUILDING**															**0**			**0**		**0**
	New building at B3	0	m²	240											-		2	-		-	
	SUB-TOTAL															**5.400.256**			**2.019.805**		**3.380.451**
13	**PRELIMINARIES**																				
	Generally													15	%	**810,038**		%	**302,971**	%	**507,068**
	Percentage equivalent																				
																6,210,294			**2,322,776**		**3,887,519**
14	**CONTINGENCIES**													15	%	**931,544**		%	**348,416**	%	**583,128**
	TOTAL CONSTRUCTION COST															**£7.141.839**			**£2.671.192**		**£4.470.646**
															Cost/m2	**1.073.80**					
															Cost/ft2	**99.76**					

CAERLEE MILL
CONSTRUCTION COST ESTIMATE
OPTION 4

GIFA **4,443**

	Element	Rate	Unit	GENERAL AREAS	A1	A2	B1	B2	B3	C1	C2	D1	D2	E	Total	Totals (£)	Code	External Fabric / Conservation Total	External Fabric / Conservation Totals (£)	Development Total	Development Totals (£)
				GIFA	1086	763	106	26	449	1318				455							
1	**DOWNTAKINGS GENERALLY**															**464.729**			**75.654**		**389.075**
	Demolition of redundant out-buildings	50	m²	605	1										30,300		2	-		30,300	
	Demolition of D1 Building	50	m²									1173			58,650		2	-		58,650	
	Demolition of D2 Building	50	m²										479		23,950		2	-		23,950	
	Demolition of C2 Building	50	m²								742				37.100		2	-		37.100	
	Remove external landscaping to grassed areas to allow for new hard-standing and landscaping.	10	m²	9563											95,630		2	-		95,630	
	Allow for remediation of the site	excluded	Item												Excluded		2	-		Excluded	
	Remove all existing services	15	m²	9563											143.445		2	-		143.445	
	Strip out existing non-load bearing partitions back to structural shell	18	m²		1086	763	106	26	449	1318	0	0	0	455	75,654		1	75,654		-	
																		-		-	
2	**ROOF**															**461.115**			**461.115**		**0**
	Strip and reslate roof and incorporate underslate felt and lead flashings. Allow for insulating roof pitches internally.	250	m²		358	279	106								185,750		1	185,750		-	
	50% Strip and reslate roofs and 50% overhaul slating.	175	m²					26	449						83.125		1	83.125		-	
	Replace 50% glazing to rooflights	10	m²						449						4,490		1	4,490		-	
	20% Overhaul slating to buildings	35	m²							1318	0	0	0		46,130		1	46,130		-	
	Replace all glazing to rooflights	20	m²								0	0	0		-		1	-		-	
	Replace 50% of glazing to rooflights	10	m²												-		1	-		-	
	Replace asphalt roof to building	150	m²										0	455	68,250		1	68,250		-	
	Renew Gutters Throughout. Overhaul rainwater downpipes and hoppers throughout all buildings	100	m		99	65	47	38	137	181	0	0	0	100	66.700		1	66.700		-	
	Allow for new paint decoration to rainwater goods throughout.	10	m		99	65	47	38	137	181	0	0	0	100	6,670		1	6,670		-	
3	**EXTERNAL WALLS**															**642.062**			**565.587**		**76.475**
	Remove existing windows for overhauling/replacement	Included	m²												Included		1	Included		-	
	Remove existing doors for overhauling/replacement	Included	m²												Included		1	Included		-	
	Repairs to rendered walls in lime hart. Allow 30% of area for repairs.	150	m²		454	295			248						149,550		1	149,550		-	
	Limewash to full area	25	m²		1296	842			709						71,175		1	71,175		-	
	Concrete render reoairs	30	m²								0	0	0	455	13.650		1	13.650		-	
	Stone reolacements to window and door surrounds	120	m²					82	354						52.320		1	52.320		-	
	Repointing to brickwork and stonework allow 50%	45	m²					82	354						19,620		1	19,620		-	
	Overhaul windows	1,200	nr		82										98,400		1	98,400		-	
	New windows to blocked openings	1,500	nr		20										30.000		1	30.000		-	
	New timber windows	1,500	nr			10	10								30.000		1	30.000		-	
	Overhaul timber windows	1,200	nr					2	19						25,200		1	25,200		-	
	New glazed screens to blocked arches	600	m²						24						14,400		1	14,400		-	
	New windows to blocked openings	1,500	nr						10						15.000		1	15.000		-	
	New metal hooper windows	1,500	nr								0	0	0	10	15.000		1	15.000		-	
	New glazed screens to large openings	600	m²							25					15,000		1	15,000		-	
	Dry lining and insulation to all internal faces of external walls.	25	m²					164	709		0	0	0	455	33.200		2	-		33.200	
	Replace existing lath and lime plaster walls throughout. 30% of wall area.	80	m²		117	76	11								16,272		1	16,272		-	
	Allow for new paint decoration to windows and doors throughout.	15	m²		1086	763	106	26	449		0	0	0	455	43.275		2	-		43.275	
4	**FLOORS**															**119,495**			**0**		**119,495**
	Remove all supports and fixings for any machinery/equipment.	5	m²		1086		106				0	0	0	455	8,235		2	-		8,235	
	Remove all damaged timber floors	35	m²								0	0			-		1	-		-	
	Concrete repairs to floors	40	m²				106			1318					56,960		2	-		56,960	
	Upgrade fire-rating of existing floors using gyproc deadening board on branders between joists.	50	m²		1086										54.300		2	-		54.300	
	New ply floor on timber battens (insulated) with floor finish, separated from the concrete slab by a DPM.	30	m²								0	0			-		1	-		-	
	Tiled floor finish to toilet areas.	40	m²								0	0			-		2	-		-	
	Vinyl to kitchen areas	25	m²								0				-		2	-		-	
	Carpet to ancillary areas and office areas	30	m²								0				-		2	-		-	
	Timber floor to workshop areas.	40	m²								0	0			-		2	-		-	
	High specification allowances of the above for hostel areas	50	m²												-		2	-		-	
5	**CEILINGS**															**52.768**			**0**		**52.768**
	Remove all supports and fixings for any machinery/equipment.	5	m²		1086		106				0	0	0	455	8,235		2	-		8,235	
	Replace lath and plaster ceiling soffits □30% of wall area.	80	m²		326		32								28.608		2	-		28.608	
	New plasterboard ceilings (skimmed) on gyplinerr system throughout workshop/office units	35	m²								0	0			-		2	-		-	
	New plasterboard ceilings (skimmed) on gyplinerr system to office and ancillary areas.	35	m²										0	455	15,925		2	-		15,925	
6	**PARTITION WALLS**															**57.645**			**0**		**57.645**
	Acoustic Metal Stud partitions (insulated) for separating walls within buildings	25	m²		1086		106								29,800		2	-		29,800	
	Block partitions between adjoining offices and residential units. Dry-lined and insulated	10	m²								0	0			-		2	-		-	
	Glazed partitions and doors at entrances to offices and Metal Stud partitions to ancillary areas	25	m²										0	455	11,375		2	-		11,375	
	Allow for new paint decoration to windows and doors throughout.	10	m²		1086		106				0	0	0	455	16.470		2	-		16.470	
7	**INTERNAL DOORS**															**72,468**			**0**		**72,468**
	Remove existing doors throughout. Allow for repair to all existing and 10% renewal.	4	m²		1086		106				0	0	0	455	6,588		2	-		6,588	
	New glazed doors at entrances, lobbies and ancillary areas.	40	m²		1086		106				0	0	0	455	65,880		2	-		65,880	
	New painted softwood or veneered doors elsewhere.	Included	m²		1086		106				0	0	0	455	Included		2	-		Included	

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CAERLEE MILL
CONSTRUCTION COST ESTIMATE
OPTION 4

GIFA **4,443**

	Element	Rate	Unit	GENERAL AREAS	A1	A2	B1	B2	B3	C1	C2	D1	D2	E	Total	Totals (£)	Code	External Fabric / Conservation Total	External Fabric / Conservation Totals (£)	Development Total	Development Totals (£)
8	**STAIRS AND LIFT**															**224,000**			**44,000**		**180,000**
	New industrial style steel and concrete staircases. To replace existing	15,000	nr		1	1									30,000		2	-		30,000	
	Repairs to existing stairs (including fire plasterboard lining to stair soffits	10,000	nr		1	1									20,000		1	20,000		-	
	Refurnish external metal stairs (2no. staircases)	12,000	nr		1	1									24,000		1	24,000		-	
	New 21 person lifts	75,000	nr		1	1									150,000		2	-		150,000	
9	**SANITARY**															**84,630**			**0**		**84,630**
	New sanitary fittings in office toilet areas	35	m²		256										8,960		2	-		8,960	
	New kitchen fittings in office kitchen areas	25	m²		256										6,400		2	-		6,400	
	New sanitary/bathroom fittings in hostel bathroom areas	35	m²		508										17,780		2	-		17,780	
	New high spec kitchen fittings in hostel kitchen areas	25,000	nr		1										25,000		2	-		25,000	
	Sanitary fittings to other areas	30	m²		322		106				0	0	0	455	26,490		2	-		26,490	
10	**SERVICES**															**676,110**			**0**		**676,110**
	Allow for lighting and electrical sockets to all office and hostel areas	170	m²		764										129,880		2	-		129,880	
	Heating provisions suitable for office and hostel environment	140	m²		764										106,960		2	-		106,960	
	Security and fire systems suitable for office and hostel areas	30	m²		764										22,920		2	-		22,920	
	Services to Industrial areas	130	m²	325											42,250		2	-		42,250	
	Services to circulation areas	200	m²	280											56,000		2	-		56,000	
	Services to Retail areas	250	m²	0											-		2	-		-	
	Services to Kitchen/cafe areas	300	m²	120											36,000		2	-		36,000	
	Services to Ancillary areas	300	m²	221											66,300		2	-		66,300	
	Services to textile areas	130	m²	1660											215,800		2	-		215,800	
	Services to Museum areas	300	m²												-						
11	**GENERAL ITEMS**															**252,180**			**189,135**		**63,045**
	Miscelanious Structural works	45	m²		1086	763	106	26	449	1318	0	0	0	455	189,135		1	189,135		-	
	Drainage works	15	m²		1086	763	106	26	449	1318	0	0	0	455	63,045		2	-		63,045	
12	**NEW BUILDING**															**0**			**0**		**0**
	New building at B3	0	m²	240											-		2	-		-	
	SUB-TOTAL															**3,107,202**			**1,335,491**		**1,771,711**
13	**PRELIMINARIES**																				
	Generally													15	%	**466.080**		%	**200.324**	%	**265.757**
	Percentage equivalent																				
																3.573.282			**1.535.815**		**2.037.468**
14	**CONTINGENCIES**													15	%	**535.992**		%	**230.372**	%	**305.620**
	TOTAL CONSTRUCTION COST															**£4,109,275**			**£1,766,187**		**£2,343,088**
															Cost/m2	**924.89**					
															Cost/ft2	**85.92**					

CAERLEE MILL
CONSTRUCTION COST ESTIMATE
OPTION 5

GIFA **3,125**

	Element	Rate	Unit	GENERAL AREAS	A1	A2	B1	B2	B3	C1	C2	D1	D2	E	Total	Totals (£)	Code	External Fabric / Conservation Total	External Fabric / Conservation Totals (£)	Development Total	Development Totals (£)
				ROOF	358	279	106	26	449	0			0	455							
				GIFA	1086	763	106	26	449	0				455							
1	**DOWNTAKINGS GENERALLY**															**488.345**			**51.930**		**436.415**
	Demolition of redundant out-buildings	50	m²	605	1										30,300		2	-		30,300	
	Demolition of D1 Building	45	m²									1173			52,785		2	-		52,785	
	Demolition of D2 Building	45	m²										479		21,555		2	-		21,555	
	Demolition of C1 Building	45	m²							1318					59,310		2	-		59,310	
	Demolition of C2 Building	45	m²								742				33,390		2	-		33,390	
	Remove external landscaping to grassed areas to allow for new hard-standing and landscaping.	10	m²	9563											95,630		2	-		95,630	
	Allow for remediation of the site	excluded	Item												Excluded		2	-		Excluded	
	Remove all existing services	15	m²	9563											143,445		2	-		143,445	
	Strip out existing non-load bearing partitions back to structural shell	18	m²		1086	763	106	26	449	0	0	0	0	455	51,930		1	51,930		-	
2	**ROOF**															**395,075**			**395,075**		**0**
	Strip and reslate roof and incorporate underslate felt and lead flashings. Allow for insulating roof pitches internally.	250	m²		358	279	106								185.750		1	185.750		-	
	50% Strip and reslate roofs and 50% overhaul slating.	175	m²					26	449						83,125		1	83,125		-	
	Reslace 50% glazing to rooflights	10	m²						449						4.490		1	4.490		-	
	100% Overhaul slating to buildings	100	m²							0	0	0	0		-		1	-		-	
	Replace all glazing to rooflights	20	m²								0	0	0		-		1	-		-	
	Replace 50% of glazing to rooflights	10	m²							0					-		1	-		-	
	Reslace asphalt roof to building	150	m²										0	455	68.250		1	68.250		-	
	Renew Gutters Throughout. Overhaul rainwater downpipes and hoppers throughout all buildings	100	m		99	65	47	38	137	0	0	0	0	100	48,600		1	48,600		-	
	Allow for new paint decoration to rainwater goods throughout.	10	m		99	65	47	38	137	0	0	0	0	100	4.860		1	4.860		-	
3	**EXTERNAL WALLS**															**638,462**			**561,987**		**76,475**
	Remove existing windows for overhauling/replacement	Included	m²												Included		1	Included		-	
	Remove existing doors for overhauling/replacement	Included	m²												Included		1	Included		-	
	Repairs to rendered walls in lime hart. Allow 30% of area for repairs.	150	m²		454	344			248						156.900		1	156.900		-	
	Limewash to full area	25	m²		1296	1004			709						75.225		1	75.225		-	
	Concrete render repairs	30	m²							0	0	0	0	455	13,650		1	13,650		-	
	Stone replacements to window and door surrounds	120	m²					82	354						52.320		1	52.320		-	
	Repointing to brickwork and stonework allow 50%	45	m²					82	354						19.620		1	19.620		-	
	Overhaul windows	1,200	nr		82										98.400		1	98.400		-	
	New windows to blocked openings	1,500	nr		20										30,000		1	30,000		-	
	New timber windows	1,500	nr			10	10								30.000		1	30.000		-	
	Overhaul timber windows	1,200	nr					2	19						25.200		1	25.200		-	
	New glazed screens to blocked arches	600	m²						24						14.400		1	14.400		-	
	New windows to blocked openings	1,500	nr						10						15,000		1	15,000		-	
	New metal hopper windows	1,500	nr							0	0	0	0	10	15,000		1	15,000		-	
	New glazed screens to large openings	600	m²							0					-		1	-		-	
	Dry lining and insulation to all internal faces of external walls.	25	m²					164	709	0	0	0	0	455	33,200		2	-		33,200	
	Replace existing lath and lime plaster walls throughout. 30% of wall area.	80	m²		117	76	11								16.272		1	16.272		-	
	Allow for new paint decoration to windows and doors throughout.	15	m²		1086	763	106	26	449	0	0	0	0	455	43,275		2	-		43,275	
4	**FLOORS**															**111.115**			**0**		**111.115**
	Remove all supports and fixings for any machinery/equipment.	5	m²		1086	763	106	26	449	0	0	0	0	455	14,425		2	-		14,425	
	Remove all damaged timber floors	35	m²								0	0			-		1	-		-	
	Concrete repairs to floors	40	m²				106			0					4.240		2	-		4.240	
	Upgrade fire-rating of existing floors using gyproc deadening board on branders between joists.	50	m²		1086	763									92,450		2	-		92,450	
	New ply floor on timber battens (insulated) with floor finish. separated from the concrete slab by a DPM.	30	m²								0	0			-		1	-		-	
	Tiled floor finish to toilet areas.	40	m²								0	0			-		2	-		-	
	Vinyl to kitchen areas	25	m²								0				-		2	-		-	
	Carpet to ancillary areas and office areas	30	m²								0				-		2	-		-	
	Timber floor to workshop areas.	40	m²								0	0			-		2	-		-	
	High specification allowances of the above for hostel areas	50	m²												-		2	-		-	
5	**CEILINGS**															**88,645**			**0**		**88,645**
	Remove all supports and fixings for any machinery/equipment.	5	m²		1086	763	106	26	449	0	0	0	0	455	14.425		2	-		14.425	
	Replace lath and plaster ceiling soffits □ 30% of wall area.	80	m²		326	229	32								46,920		2	-		46,920	
	New plasterboard ceilings (skimmed) on gypliner system throughout workshop/office units	35	m²						325	0	0	0			11,375		2	-		11,375	
	New plasterboard ceilings (skimmed) on gypliner system to office and ancillary areas.	35	m²										0	455	15.925		2	-		15.925	
6	**PARTITION WALLS**															**93,590**			**0**		**93,590**
	Acoustic Metal Stud partitions (insulated) for separating walls within buildings	25	m²		1086	763	106								48.875		2	-		48.875	
	Block partitions between adjoining offices and residential units. Dry-lined and insulated	10	m²						449	0	0	0			4,490		2	-		4,490	
	Glazed partitions and doors at entrances to offices and Metal Stud partitions to ancillary areas	25	m²										0	455	11.375		2	-		11.375	
	Allow for new paint decoration to windows and doors throughout.	10	m²		1086	763	106	26	449	0	0	0	0	455	28,850		2	-		28,850	
7	**INTERNAL DOORS**															**126.940**			**0**		**126.940**
	Remove existing doors throughout. Allow for repair to all existing and 10% renewal.	4	m²		1086	763	106	26	449	0	0	0	0	455	11,540		2	-		11,540	
	New glazed doors at entrances, lobbies and ancillary areas.	40	m²		1086	763	106	26	449	0	0	0	0	455	115.400		2	-		115.400	
	New painted softwood or veneered doors elsewhere.	Included	m²		1086	763	106	26	449	0	0	0	0	455	Included		2	-		Included	

CAERLEE MILL
CONSTRUCTION COST ESTIMATE
OPTION 5

GIFA **3,125**

	Element	Rate	Unit	GENERAL AREAS	A1	A2	B1	B2	B3	C1	C2	D1	D2	E	Total	Totals (£)	Code	External Fabric / Conservation Total	External Fabric / Conservation Totals (£)	Development Total	Development Totals (£)
8	**STAIRS AND LIFT**															**224,000**			**44,000**		**180,000**
	New industrial style steel and concrete staircases. To replace existing	15,000	nr		1	1									30,000		2	-		30,000	
	Repairs to existing stairs (including fire plasternpard lining to stair soffits	10,000	nr		1	1									20,000		1	20,000		-	
	Refurnish external metal stairs (2no. staircases)	12,000	nr		1	1									24,000		1	24,000		-	
	New 21 person lifts	75,000	nr		1	1									150,000		2	-		150,000	
9	**SANITARY**															**103,825**			**0**		**103,825**
	New sanitary fittings in office toilet areas	30	m²		512	179									20,730		2	-		20,730	
	New kitchen fittings in office kitchen areas	25	m²		512	179									17,275		2	-		17,275	
	New sanitary/bathroom fittings in hostel bathroom areas	35	m²												-		2	-		-	
	New high spec kitchen fittings in hostel kitchen areas	25,000	nr												-		2	-		-	
	Sanitary fittings to other areas	30	m²		574	584	106	26	449	0	0	0	0	455	65,820		2	-		65,820	
10	**SERVICES**															**676,100**			**0**		**676,100**
	Allow for lighting and electrical sockets to all office and hostel areas	170	m²		512	358									147,900		2	-		147,900	
	Heating provisions suitable for office and hostel environment	140	m²		512	358									121,800		2	-		121,800	
	Security and fire systems suitable for office and hostel areas	30	m²		512	358									26,100		2	-		26,100	
	Services to Industrial areas	130	m²	325											42,250		2	-		42,250	
	Services to circulation areas	200	m²	280											56,000		2	-		56,000	
	Services to Retail areas	250	m²	125											31,250		2	-		31,250	
	Services to Kitchen/cafe areas	300	m²	273											81,900		2	-		81,900	
	Services to Ancillary areas	300	m²	221											66,300		2	-		66,300	
	Services to textile areas	130	m²												-		2	-		-	
	Services to Museum areas	300	m²	342											102,600		2	-		102,600	
11	**GENERAL ITEMS**															**187,525**			**144,250**		**43,275**
	Miscelanious Structural works	50	m²		1086	763	106	26	449	0	0	0	0	455	144,250		1	144,250		-	
	Drainage works	15	m²		1086	763	106	26	449	0	0	0	0	455	43,275		2	-		43,275	
12	**NEW BUILDING**															**0**			**0**		**0**
	New building at B3	0	m²	240											-		2	-		-	
	SUB-TOTAL															**3,133,622**			**1,197,242**		**1,936,380**
13	**PRELIMINARIES**																				
	Generally													15	%	**470.043**		%	**179.586**	%	**290.457**
	Percentage equivalent															**3.603.665**			**1.376.828**		**2.226.837**
14	**CONTINGENCIES**													15	%	**540.550**		%	**206.524**	%	**334.026**
	TOTAL CONSTRUCTION COST															**£4,144,215**			**£1,583,353**		**£2,560,863**
															Cost/m2	**1,326.15**					
															Cost/ft2	**123.20**					

CAERLEE MILL
CONSTRUCTION COST ESTIMATE
OPTION 6

GIFA **3,125**

	Element	Rate	Unit	GENERAL AREAS	A1	A2	B1	B2	B3	C1	C2	D1	D2	E	Total	Totals (£)	Code	External Fabric / Conservation Total	External Fabric / Conservation Totals (£)	Development Total	Development Totals (£)
				ROOF	358	279	106	26	449	0			0	455							
				GIFA	1086	763	106	26	449	0				455							
1	**DOWNTAKINGS GENERALLY**															**488,345**			**51,930**		**436,415**
	Demolition of redundant out-buildings	50	m²	605	1										30,300		2	-		30,300	
	Demolition of D1 Building	45	m²									1173			52,785		2	-		52,785	
	Demolition of D2 Building	45	m²										479		21,555		2	-		21,555	
	Demolition of C1 Building	45	m²							1318					59,310		2	-		59,310	
	Demolition of C2 Building	45	m²								742				33,390		2	-		33,390	
	Remove external landscaping to grassed areas to allow for new hard-standing and landscaping.	10	m²	9563											95,630		2	-		95,630	
	Allow for remediation of the site	excluded	Item												Excluded		2	-		Excluded	
	Remove all existing services	15	m²	9563											143,445		2	-		143,445	
	Strip out existing non-load bearing partitions back to structural shell	18	m²		1086	763	106	26	449	0	0	0	0	455	51,930		1	51,930		-	
2	**ROOF**															**395,075**			**395,075**		**0**
	Strip and reslate roof and incorporate underslate felt and lead flashings. Allow for insulating roof pitches internally.	250	m²		358	279	106								185,750		1	185,750		-	
	50% Strip and reslate roofs and 50% overhaul slating	175	m²					26	449						83,125		1	83,125		-	
	Replace 50% glazing to rooflights	10	m²						449						4,490		1	4,490		-	
	100% Overhaul slating to buildings	100	m²							0	0	0	0		-		1	-		-	
	Replace all glazing to rooflights	20	m²								0	0	0		-		1	-		-	
	Replace 50% of glazing to rooflights	10	m²							0					-		1	-		-	
	Replace asphalt roof to building	150	m²										0	455	68,250		1	68,250		-	
	Renew Gutters Throughout. Overhaul rainwater downpipes and hoppers throughout all buildings	100	m		99	65	47	38	137	0	0	0	0	100	48,600		1	48,600		-	
	Allow for new paint decoration to rainwater goods throughout.	10	m		99	65	47	38	137	0	0	0	0	100	4,860		1	4,860		-	
3	**EXTERNAL WALLS**															**638,462**			**561,987**		**76,475**
	Remove existing windows for overhauling/replacement	Included	m²												Included		1	Included		-	
	Remove existing doors for overhauling/replacement	Included	m²												Included		1	Included		-	
	Repairs to rendered walls in lime harl. Allow 30% of area for repairs.	150	m²		454	344			248						156,900		1	156,900		-	
	Limewash to full area	25	m²		1296	1004			709						75,225		1	75,225		-	
	Concrete render repairs	30	m²							0	0	0	0	455	13,650		1	13,650		-	
	Stone replacements to window and door surrounds	120	m²					82	354						52,320		1	52,320		-	
	Repointing to brickwork and stonework allow 50%	45	m²					82	354						19,620		1	19,620		-	
	Overhaul windows	1,200	nr		82										98,400		1	98,400		-	
	New windows to blocked openings	1,500	nr		20										30,000		1	30,000		-	
	New timber windows	1,500	nr			10	10								30,000		1	30,000		-	
	Overhaul timber windows	1,200	nr					2	19						25,200		1	25,200		-	
	New glazed screens to blocked arches	600	m²						24						14,400		1	14,400		-	
	New windows to blocked openings	1,500	nr						10						15,000		1	15,000		-	
	New metal hooper windows	1,500	nr							0	0	0	0	10	15,000		1	15,000		-	
	New glazed screens to large openings	600	m²							0					-		1	-		-	
	Dry lining and insulation to all internal faces of external walls.	25	m²					164	709	0	0	0	0	455	33,200		2	-		33,200	
	Replace existing lath and lime plaster walls throughout. 30% of wall area.	80	m²		117	76	11								16,272		1	16,272		-	
	Allow for new paint decoration to windows and doors throughout.	15	m²		1086	763	106	26	449	0	0	0	0	455	43,275		2	-		43,275	
4	**FLOORS**															**103,970**			**0**		**103,970**
	Remove all supports and fixings for any machinery/equipment.	5	m²		1086	763				0	0	0	0	455	11,520		2	-		11,520	
	Remove all damaged timber floors	35	m²								0	0			-		1	-		-	
	Concrete repairs to floors	40	m²							0					-		2	-		-	
	Upgrade fire-rating of existing floors using gyproc deadening board on branders between joists.	50	m²		1086	763									92,450		2	-		92,450	
	New ply floor on timber battens (insulated) with floor finish, separated from the concrete slab by a DPM.	30	m²								0	0			-		1	-		-	
	Tiled floor finish to toilet areas.	40	m²								0	0			-		2	-		-	
	Vinyl to kitchen areas	25	m²								0				-		2	-		-	
	Carpet to ancillary areas and office areas	30	m²								0				-		2	-		-	
	Timber floor to workshop areas.	40	m²								0	0			-		2	-		-	
	High specification allowances of the above for hostel areas	50	m²												-		2	-		-	
5	**CEILINGS**															**71,821**			**0**		**71,821**
	Remove all supports and fixings for any machinery/equipment.	5	m²		1086	763				0	0	0	0	455	11.520		2	-		11.520	
	Replace lath and plaster ceiling soffits □30% of wall area.	80	m²		326	229									44,376		2	-		44,376	
	New plasterboard ceilings (skimmed) on gypliner system throughout workshop/office units	35	m²							0	0	0			-		2	-		-	
	New plasterboard ceilings (skimmed) on gypliner system to office and ancillary areas.	35	m²										0	455	15.925		2	-		15.925	
6	**PARTITION WALLS**															**80,640**			**0**		**80,640**
	Acoustic Metal Stud partitions (insulated) for separating walls within buildings	25	m²		1086	763									46,225		2	-		46,225	
	Block partitions between adjoining offices and residential units. Dry-lined and insulated	10	m²							0	0	0			-		2	-		-	
	Glazed partitions and doors at entrances to offices and Metal Stud partitions to ancillary areas	25	m²										0	455	11,375		2	-		11,375	
	Allow for new paint decoration to windows and doors throughout.	10	m²		1086	763				0	0	0	0	455	23,040		2	-		23,040	
7	**INTERNAL DOORS**															**101,376**			**0**		**101,376**
	Remove existing doors throughout. Allow for repair to all existing and 10% renewal.	4	m²		1086	763				0	0	0	0	455	9.216		2	-		9.216	
	New glazed doors at entrances, lobbies and ancillary areas.	40	m²		1086	763				0	0	0	0	455	92,160		2	-		92,160	
	New painted softwood or veneered doors elsewhere.	Included	m²		1086	763				0	0	0	0	455	Included		2	-		Included	

gardiner theobald

CAERLEE MILL
CONSTRUCTION COST ESTIMATE
OPTION 6

GIFA **3,125**

	Element	Rate	Unit	GENERAL AREAS	A1	A2	B1	B2	B3	C1	C2	D1	D2	E	Total	Totals (£)	Code	External Fabric / Conservation Total	External Fabric / Conservation Totals (£)	Development Total	Development Totals (£)
8	**STAIRS AND LIFT**															**224,000**			**44,000**		**180,000**
	New industrial style steel and concrete staircases. To reolace existing	15,000	nr		1	1									30,000		2	-		30,000	
	Repairs to existing stairs (including fire plasternpard lining to stair soffits	10,000	nr		1	1									20,000		1	20,000		-	
	Refurnish external metal stairs (2no. staircases)	12,000	nr		1	1									24,000		1	24,000			
	New 21 person lifts	75,000	nr		1	1									150,000		2	-		150,000	
9	**SANITARY**															**126.865**			**0**		**126.865**
	New sanitary fittings in office toilet areas	30	m²												-		2	-		-	
	New kitchen fittings in office kitchen areas	25	m²												-		2	-		-	
	New sanitary/bathroom fittings in hostel bathroom areas	35	m²		936	613									54,215		2	-		54,215	
	New high spec kitchen fittings in hostel kitchen areas	25,000	nr		1	1									50,000		2	-		50,000	
	Sanitary fittings to other areas	30	m²		150	150				0	0	0	0	455	22,650		2	-		22,650	
10	**SERVICES**															**922.260**			**0**		**922.260**
	Allow for lighting and electrical sockets to all office and hostel areas	170	m²		797	797									270,980		2	-		270,980	
	Heating provisions suitable for office and hostel environment	140	m²		797	797									223.160		2	-		223.160	
	Security and fire systems suitable for office and hostel areas	30	m²		797	797									47,820		2	-		47,820	
	Services to Industrial areas	130	m²	325											42,250		2	-		42,250	
	Services to circulation areas	200	m²	280											56,000		2	-		56,000	
	Services to Retail areas	250	m²	125											31,250		2	-		31,250	
	Services to Kitchen/cafe areas	300	m²	273											81,900		2	-		81,900	
	Services to Ancillary areas	300	m²	221											66.300		2	-		66.300	
	Services to textile areas	130	m²												-		2	-		-	
	Services to Museum areas	300	m²	342											102,600		2	-		102,600	
11	**GENERAL ITEMS**															**187.525**			**144.250**		**43.275**
	Miscelanious Structural works	50	m²		1086	763	106	26	449	0	0	0	0	455	144,250		1	144,250		-	
	Drainage works	15	m²		1086	763	106	26	449	0	0	0	0	455	43,275		2	-		43,275	
12	**NEW BUILDING**															**0**			**0**		**0**
	New building at B3	0	m²	240											-		2	-		-	
13	**LANDSCAPING WORKS**															**75,000**			**0**		**75,000**
	PROVISIONAL ALLOWANCE	75,000	Item	1											75,000		2	-		75,000	
	SUB-TOTAL															**3.415.339**			**1.197.242**		**2.218.097**
13	**PRELIMINARIES**																				
	Generally													15	%	**512,301**		%	**179,586**	%	**332,715**
	Percentage equivalent															**3,927,640**			**1,376,828**		**2,550,812**
14	**CONTINGENCIES**													15	%	**589,146**		%	**206,524**	%	**382,622**
	TOTAL CONSTRUCTION COST															**£4.516.786**			**£1.583.353**		**£2.933.433**
															Cost/m2	**1,445.37**					
															Cost/ft2	**134.28**					

CAERLEE MILL

CONSTRUCTION COST ESTIMATE

COMMENTARY

All costs are taken as March 2011 base
No allowance is made for inflation

A All figures represent anticipated current day construction costs and exclude:

1 Value Added Tax
2 Professional fees and site acquisition costs
3 Local Authority Planning and Building Warrant application fees
4 Finance charges
5 Increased costs beyond February 2011
6 Legal Fees
7 Asbestos surveys and removal
8 Service diversion works
9 Utility works
10 Soft /Hard Landscaping
11 Site remediation works
12 Strengthening of substructure / superstructure of existing buildings

B Basis of cost estimate:

1 LDN Architects

E-mail 15 February 2011
E-mail 16 February 2011
Scope of Works amendment page 18/3/11

C Status of Estimate

1 The estimate is an order of cost

D Assumptions
The following quantities are based on notional quantities
1 New windows to blocked openings
2 New timber windows
3 Overhaul timber windows to B2

Option Drawings

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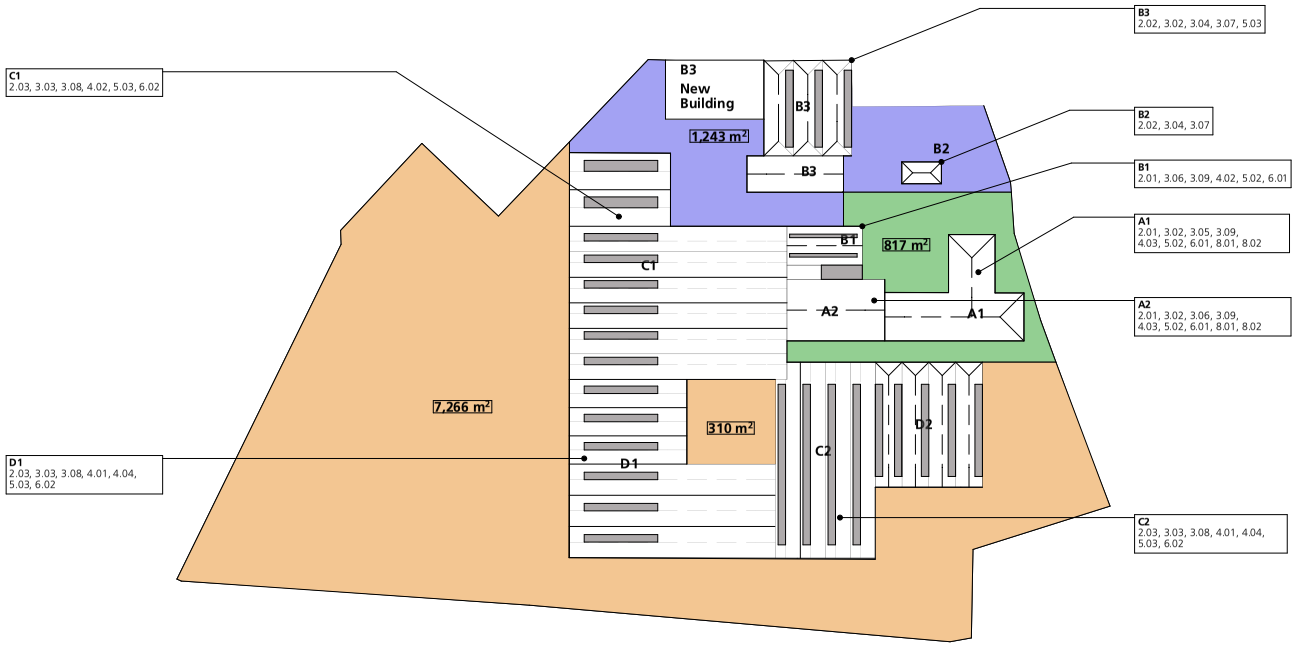
Job Title:
1035
Caerlee Mill

Drawing Title:
AREA ASSESSMENT
OPTION 1 ROOF PLAN

Drawing Number:
L(SK)110

Scale:	Date:	Drawn:	Reviewed:
1:500 @ A1	FEB 2011	IT	TG

Revisions:



KEY

DENOTES ROOFLIGHT

1.0 DOWNTAKINGS GENERALLY

1.01 • Demolition of redundant out-buildings

1.02 • Remove external landscaping to grassed areas to allow for new hard-standing and landscaping.
• Allow for remediation of the site

1.03 • Remove all existing services

1.04 • Strip out existing non-load bearing partitions back to structural shell

2.0 ROOFS

2.01 • Strip and reslate roof to buildings **A1, A2** and **B1**. Incorporate underslate felt and lead flashings. Allow for insulating roof pitches internally.

2.02 • 50% Strip and reslate roofs to building **B2** and **B3**. 50% overhaul slating. Replace 50% glazing to rooflights to **B3** weaving sheds.

2.03 • 100% Overhaul slating to buildings **C1, C2, D1, D2.** Replace all glazing to rooflights to **C2, D1, D2** and 50% to **C1**

2.04 • Replace asphalt roof to building **E** and flat section of **D2**

2.05 • Renew Gutters Throughout. Overhaul rainwater downpipes and hoppers throughout all buildings

2.06 • Allow for new paint decoration to rainwater goods throughout.

3.0 EXTERNAL WALLS

3.01 Downtakings:
• Remove existing windows for overhauling/replacement
• Remove existing doors for overhauling/replacement

3.02 • Repairs to rendered walls to buildings **A1, A2** and **B3** in lime harl. Allow 30% of area for repairs. Allow 100% limewash (5 coats)

3.03 • Concrete render repairs to buildings **C1, C2, D1, D2 and E**

3.04 • Stone replacements to window and door surrounds of building **B2** and **B3**

• Repointing to brickwork and stonework of buildings **B2** and **B3**, allow 50% (including chimney to **B3**).

3.05 • Overhaul windows to building **A1**
• New windows to **A1** blocked openings

3.06 • New timber windows to Buildings **A2** and **B1**.

3.07 • Overhaul timber windows to building **B2** and **B3**.
• New glazed screens to **B3** blocked arches
• New windows to **B3** blocked openings

3.08 • New metal hopper windows to buildings **C1, C2, D1, D2 and E**
• New glazed screens to **C1** large openings

3.09 • All buildings excluding building **A1**, **A2** and **B1**. Dry lining and insulation to all internal faces of external walls.

• Building **A1**, **A2** and **B1**. Replace existing lath and lime plaster walls throughout. 30% of wall area.

3.10 • Allow for new paint decoration to windows and doors throughout.

4.0 FLOORS

4.01 Downtakings:
• Remove all supports and fixings for any machinery/equipment.
• Remove all damaged timber floors to **C2** and **D1**

4.02 • Concrete repairs to floors to buildings **B1** and **C1**

4.03 • Upgrade fire-rating of existing floors to buildings **A1** and **A2** using gyproc deadening board on branders between joists.

4.04 • New ply floor on timber battens (insulated) to buildings **C2** and **D1** with floor finish, separated from the concrete slab by a DPM. Tiled floor finish to toilet areas, vinyl to kitchen areas. Carpet to ancillary areas and office areas. Timber floor to workshop areas.
• High specification allowances of the above for hostel areas

5.0 CEILINGS

5.01 Downtakings:
• Remove all supports and fixings for any machinery/equipment.

5.02 • Replace lath and plaster ceiling soffits to buildings **A1**, **A2** and **B1** – 30% of wall area.

5.03 • New plasterboard ceilings (skimmed) on gypliner system throughout workshop/office units, buildings **B3, C1, C2 and D1**.
• New plasterboard ceilings (skimmed) on gypliner system to **D2** and **E** office and ancillary areas.

6.0 PARTITION WALLS

6.01 • Acoustic Metal Stud partitions (insulated) for separating walls within buildings **A1, A2** and **B1**.

6.02 • Block partitions between adjoining offices and residential units. Dry-lined and insulated to buildings **B3, C1, C2** and **D1**

6.03 • Glazed partitions and doors at entrances to offices and Metal Stud partitions to ancillary areas to building **D2** and **E**.

6.04 • Allow for new paint decoration to windows and doors throughout.

7.0 INTERNAL DOORS

7.01 Downtakings:
• Remove existing doors throughout. Allow for repair to all existing and 10% renewal.

7.02 • New glazed doors at entrances, lobbies and ancillary areas.

7.03 • New painted softwood or veneered doors elsewhere.

8.0 STAIRS AND LIFTS

8.01 • New industrial style steel and concrete staircases. To replace existing to all areas except buildings A1 and A2.
• Repairs to existing stairs to **A1** and **A2** (including fire plasterpard lining to stair soffits
• Refurnish external metal stairs (2no. staircases) to building **A1** and **A2**

8.02 • New 21 person lifts to **A1** and **A2**

9.0 SANITARY

9.01 • New sanitary fittings in office toilet areas

9.02 • New kitchen fittings in office kitchen areas

9.03 • New sanitary/bathroom fittings in hostel bathroom areas

9.04 • New high spec kitchen fittings in hostel kitchen areas

10.0 SERVICES

10.1 • Allow for lighting and electrical sockets to all office and hostel areas

10.2 • Heating provisions suitable for office and hostel environment

10.3 • Security and fire systems suitable for office and hostel areas

11.0 NEW BUILDING TO B3 (area B4)

Cat	Item	Description
11.1		EXTERNAL WALLS:
	11.1.1	Generally: • To be Structural Steel Frame, clad in a double skinned brick/block cavity wall insulted.
	11.1.2	External Windows
	11.1.3	• Double glazed units in steel frames throughout.
	11.1.4	External Doors • External doors to be double glazed to match window design.
11.2		FLOORS • Floor to be ground bearing concrete structural floor slab (insulated). New ply floor on timber battens (insulated) with carpet finish on new slab separated by DPM.
11.3		ROOF: • Insulated slated roof with double glazed roof lights to match configuration of sheds.
11.4		INTERNAL WALLS/FLOORS: • New block work walls. • Line all walls with metal stud fully isolated from masonry with ventilated void behind. Provide insulation behind lining to all walls. • New plasterboard ceiling thorugh. • Allow for paint decoration throughout.
11.5		SERVICES:
	11.05.1	• Heating provision suitable for working environment
	11.05.2	• New electrical fittings.
	11.05.3	• Allow for new toilet fittings and services throughout.
	11.05.4	• Allow for new paint decoration throughout.

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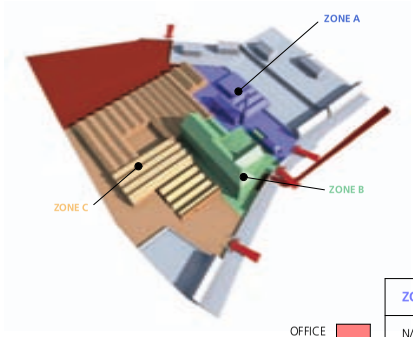
Revisions:

Job Title:
1035
Caerlee Mill

Drawing Title:
AREA ASSESSMENT - OPTION 1
RETAIN + RE-USE BUILDINGS

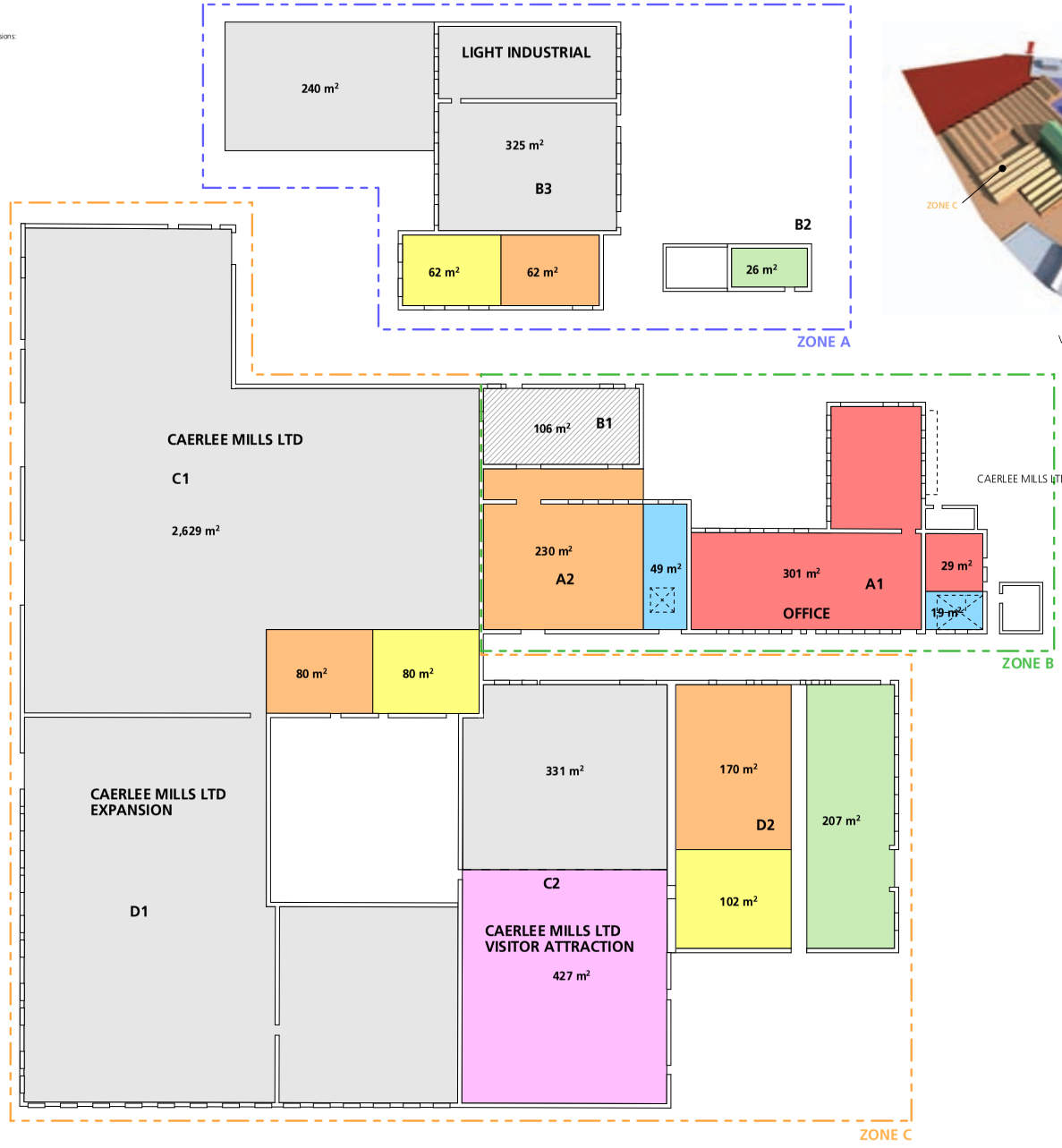
Drawing Number:
L(SK)010

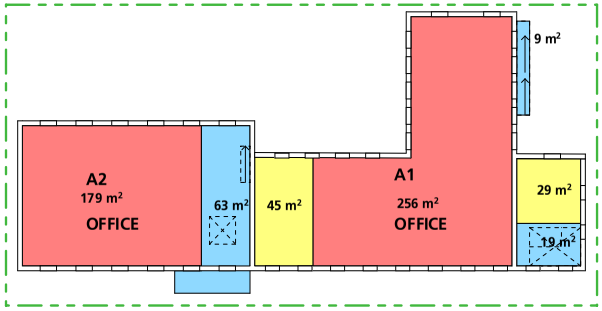
Scale: 1:200 @ A1 Date: FEB 2011 Drawn: IT Reviewed: TG



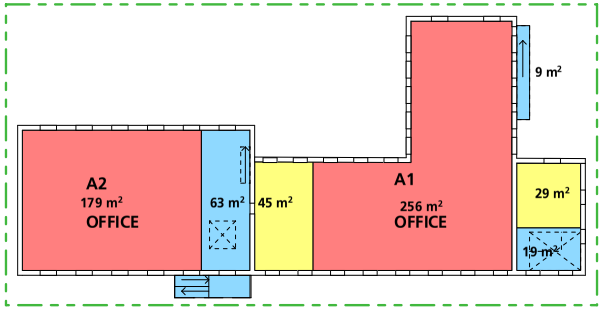
WINDOW LOCATION

	ZONE A - AREA	ZONE B - AREA	ZONE C - AREA	DEVELOPMENT SITE AREA
OFFICE	N/A	1200m²	N/A	
VERTICAL CIRCULATION	N/A	250m²	N/A	
LIGHT INDUSTRIAL	565m²	N/A	2,967m²	
RETAIL	26m²	N/A	207m²	
KITCHEN/CAFE	62m²	230m²	250m²	
ANCILLIARY	62m²	N/A	182m²	
OFFICES	N/A	106m²	N/A	
CAERLEE MILLS LTD VISITOR ATTRACTION			427m²	
TOTAL AREAS	**715m²**	**1786m²**	**4033m²**	**N/A**





ZONE B_ SECOND FLOOR



ZONE B_ FIRST FLOOR

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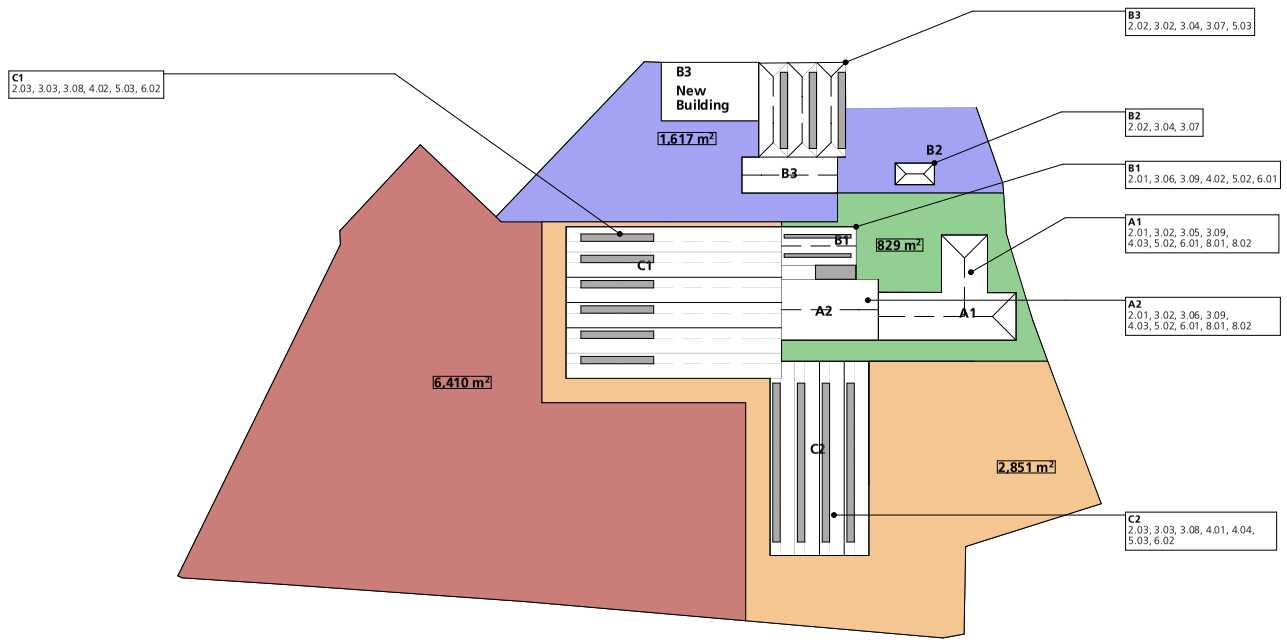
Job Title:
1035
Caerlee Mill

Drawing Title:
AREA ASSESSMENT
OPTION 2 ROOF PLAN

Drawing Number:
L(SK)111

Scale:	Date:	Drawn:	Reviewed:
1:500 @ A1	FEB 2011	IT	TG

Revisions:



DENOTES ROOFLIGHT

1.0 **DOWNTAKINGS GENERALLY**

1.01 • Demolition of redundant out-buildings

1.02 • Remove external landscaping to grassed areas to allow for new hard-standing and landscaping.
• Allow for remediation of the site

1.03 • Remove all existing services

1.04 • Strip out existing non-load bearing partitions back to structural shell

2.0 **ROOFS**

2.01 • Strip and reslate roof to buildings **A1, A2** and **B1**. Incorporate underslate felt and lead flashings. Allow for insulating roof pitches internally.

2.02 • 50% Strip and reslate roofs to building **B2** and **B3**. 50% overhaul slating. Replace 50% glazing to rooflights to **B3** weaving sheds.

2.03 • 100% Overhaul slating to buildings **C1, C2, D1, D2.** Replace all glazing to rooflights to **C2, D1, D2** and 50% to **C1**

2.04 • Replace asphalt roof to building **E** and flat section of **D2**

2.05 • Renew Gutters Throughout. Overhaul rainwater downpipes and hoppers throughout all buildings

2.06 • Allow for new paint decoration to rainwater goods throughout.

3.0 **EXTERNAL WALLS**

3.01 Downtakings:
• Remove existing windows for overhauling/replacement
• Remove existing doors for overhauling/replacement

3.02 • Repairs to rendered walls to buildings **A1, A2** and **B3** in lime harl. Allow 30% of area for repairs. Allow 100% limewash (5 coats)

3.03 • Concrete render repairs to buildings **C1, C2, D1, D2 and E**

3.04 • Stone replacements to window and door surrounds of building **B2** and **B3**

• Repointing to brickwork and stonework of buildings **B2** and **B3**, allow 50% (including chimney to **B3**).

3.05 • Overhaul windows to building **A1**
• New windows to **A1** blocked openings

3.06 • New timber windows to Buildings **A2** and **B1**.

3.07 • Overhaul timber windows to building **B2** and **B3**.
• New glazed screens to **B3** blocked arches
• New windows to **B3** blocked openings

3.08 • New metal hopper windows to buildings **C1, C2, D1, D2 and E**
• New glazed screens to **C1** large openings

3.09 • All buildings excluding building **A1**, **A2** and **B1**. Dry lining and insulation to all internal faces of external walls.

• Building **A1**, **A2** and **B1**. Replace existing lath and lime plaster walls throughout. 30% of wall area.

3.10 • Allow for new paint decoration to windows and doors throughout.

4.0 **FLOORS**

4.01 Downtakings:
• Remove all supports and fixings for any machinery/equipment.
• Remove all damaged timber floors to **C2** and **D1**

4.02 • Concrete repairs to floors to buildings **B1** and **C1**

4.03 • Upgrade fire-rating of existing floors to buildings **A1** and **A2** using gyproc deadening board on branders between joists.

4.04 • New ply floor on timber battens (insulated) to buildings **C2** and **D1** with floor finish, separated from the concrete slab by a DPM. Tiled floor finish to toilet areas, vinyl to kitchen areas. Carpet to ancillary areas and office areas. Timber floor to workshop areas.
• High specification allowances of the above for hostel areas

5.0 **CEILINGS**

5.01 Downtakings:
• Remove all supports and fixings for any machinery/equipment.

5.02 • Replace lath and plaster ceiling soffits to buildings **A1**, **A2** and **B1** – 30% of wall area.

5.03 • New plasterboard ceilings (skimmed) on gypliner system throughout workshop/office units, buildings **B3, C1, C2 and D1**.
• New plasterboard ceilings (skimmed) on gypliner system to **D2** and **E** office and ancillary areas.

6.0 **PARTITION WALLS**

6.01 • Acoustic Metal Stud partitions (insulated) for separating walls within buildings **A1, A2** and **B1**.

6.02 • Block partitions between adjoining offices and residential units. Dry-lined and insulated to buildings **B3, C1, C2** and **D1**

6.03 • Glazed partitions and doors at entrances to offices and Metal Stud partitions to ancillary areas to building **D2** and **E**.

6.04 • Allow for new paint decoration to windows and doors throughout.

7.0 **INTERNAL DOORS**

7.01 Downtakings:
• Remove existing doors throughout. Allow for repair to all existing and 10% renewal.

7.02 • New glazed doors at entrances, lobbies and ancillary areas.

7.03 • New painted softwood or veneered doors elsewhere.

8.0 **STAIRS AND LIFTS**

8.01 • New industrial style steel and concrete staircases. To replace existing to all areas except buildings A1 and A2.
• Repairs to existing stairs to **A1** and **A2** (including fire plasternpard lining to stair soffits
• Refurnish external metal stairs (2no. staircases) to building **A1** and **A2**

8.02 • New 21 person lifts to **A1** and **A2**

9.0 **SANITARY**

9.01 • New sanitary fittings in office toilet areas

9.02 • New kitchen fittings in office kitchen areas

9.03 • New sanitary/bathroom fittings in hostel bathroom areas

9.04 • New high spec kitchen fittings in hostel kitchen areas

10.0 **SERVICES**

10.1 • Allow for lighting and electrical sockets to all office and hostel areas

10.2 • Heating provisions suitable for office and hostel environment

10.3 • Security and fire systems suitable for office and hostel areas

11.0 **NEW BUILDING TO B3 (area B4)**

Cat	Item	Description
11.1		EXTERNAL WALLS:
	11.1.1	Generally: • To be Structural Steel Frame, clad in a double skinned brick/block cavity wall insulted.
	11.1.2	External Windows
	11.1.3	• Double glazed units in steel frames throughout.
	11.1.4	External Doors • External doors to be double glazed to match window design.
11.2		FLOORS • Floor to be ground bearing concrete structural floor slab (insulated). New ply floor on timber battens (insulated) with carpet finish on new slab separated by DPM.
11.3		ROOF: • Insulated slated roof with double glazed roof lights to match configuration of sheds.
11.4		INTERNAL WALLS/FLOORS: • New block work walls. • Line all walls with metal stud fully isolated from masonry with ventilated void behind. Provide insulation behind lining to all walls. • New plasterboard ceiling thrurgh. • Allow for paint decoration throughout.
11.5		SERVICES:
	11.05.1	• Heating provision suitable for working environment
	11.05.2	• New electrical fittings.
	11.05.3	• Allow for new toilet fittings and services throughout.
	11.05.4	• Allow for new paint decoration throughout.

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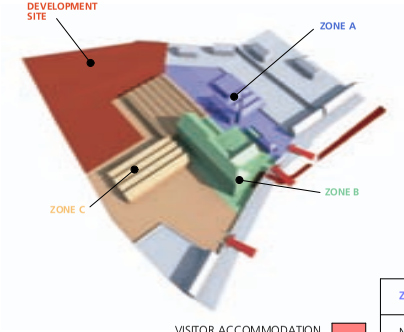
Revisions:

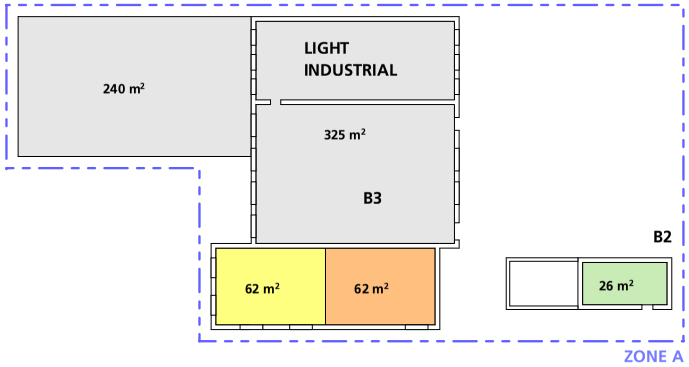
Job Title:
1035
Caerlee Mill

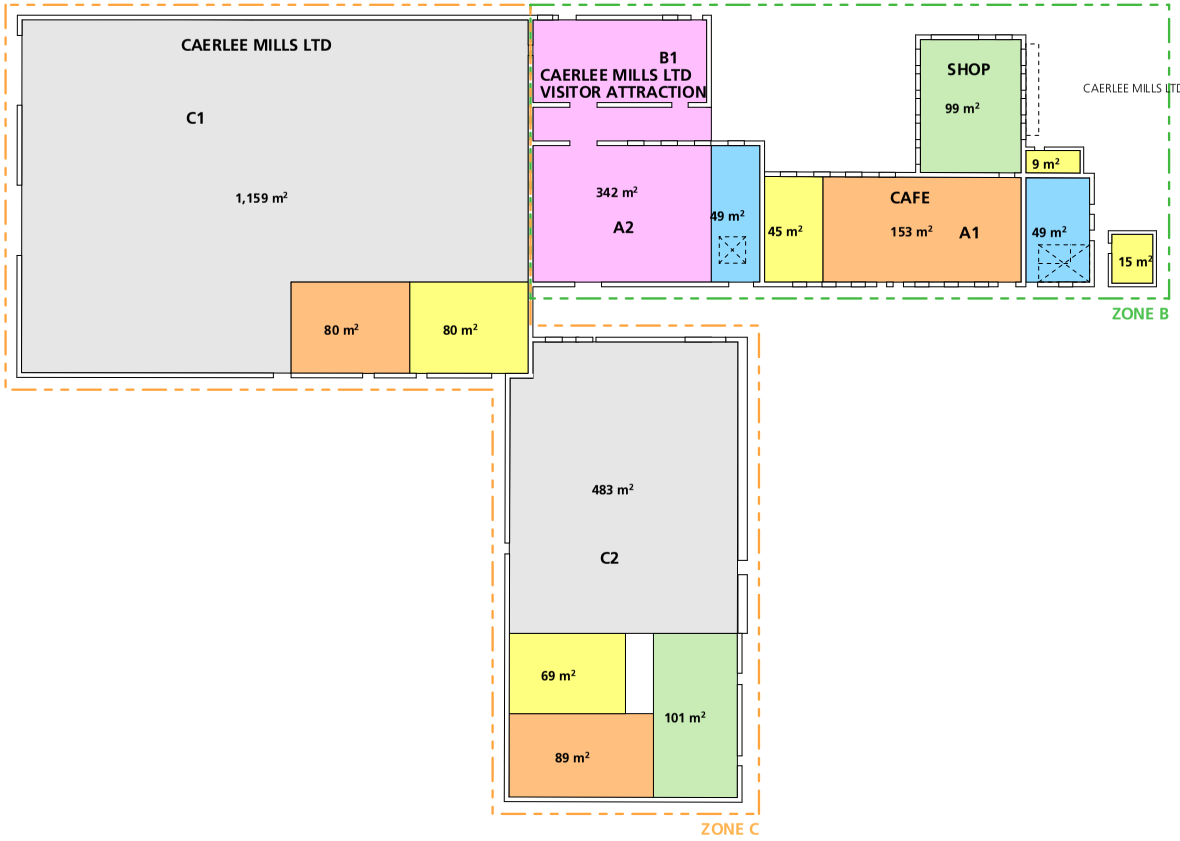
Drawing Title:
AREA ASSESSMENT - OPTION 2
LIGHT INDUSTRIAL AND COMMERCIAL

Drawing Number:
L(SK)011

Scale: 1:200 @ A1 Date: FEB 2011 Drawn: IT Reviewed: TG

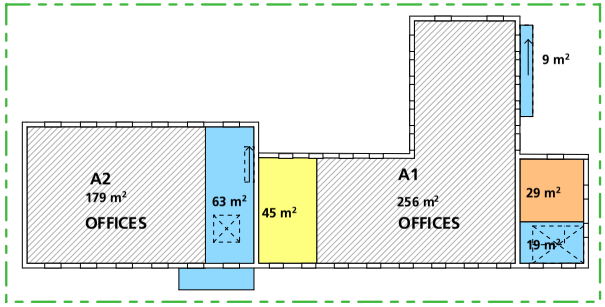


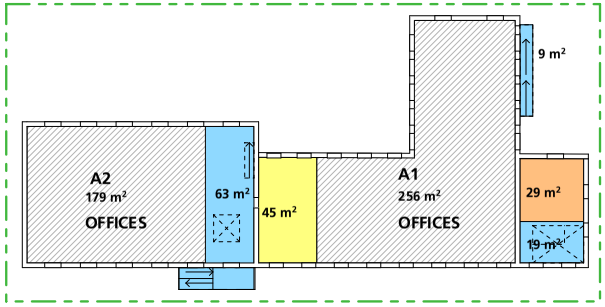




WINDOW LOCATION

	ZONE A - AREA	ZONE B - AREA	ZONE C - AREA	DEVELOPMENT SITE AREA
VISITOR ACCOMMODATION	N/A	N/A	N/A	
VERTICAL CIRCULATION	N/A	280m²	N/A	
LIGHT INDUSTRIAL	565m²	N/A	676m²	
RETAIL	26m²	99m²	N/A	
KITCHEN/CAFE	62m²	211m²	80m²	
ANCILLIARY	62m²	159m²	80m²	
OFFICES	N/A	870m²	N/A	
CAERLEE MILLS LTD VISITOR ATTRACTION	N/A	342m²	N/A	
TOTAL AREAS	**715m²**	**1961m²**	**836m²**	**6410m²**





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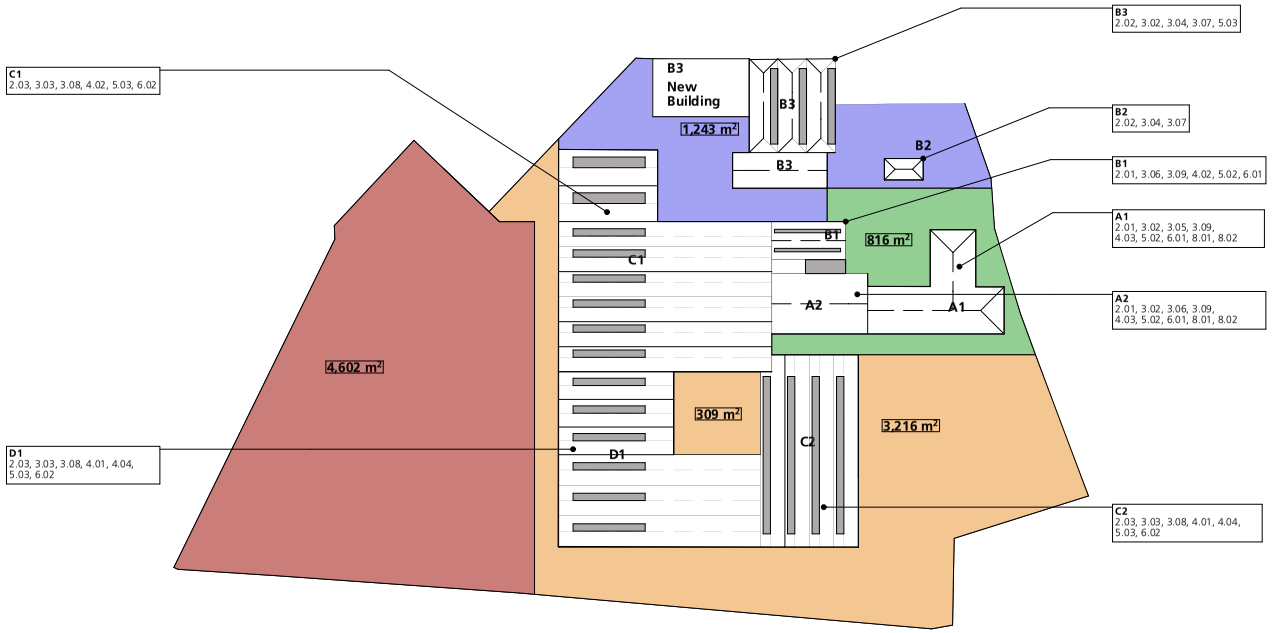
Job Title:
1035
Caerlee Mill

Drawing Title:
AREA ASSESSMENT
OPTION 3 ROOF PLAN

Drawing Number:
L(SK)112

Scale:	Date:	Drawn:	Reviewed:
1:500 @ A1	FEB 2011	IT	TG

Revisions:



1.0 **DOWNTAKINGS GENERALLY**

1.01 • Demolition of redundant out-buildings

1.02 • Remove external landscaping to grassed areas to allow for new hard-standing and landscaping.
• Allow for remediation of the site

1.03 • Remove all existing services

1.04 • Strip out existing non-load bearing partitions back to structural shell

2.0 **ROOFS**

2.01 • Strip and reslate roof to buildings **A1, A2** and **B1**. Incorporate underslate felt and lead flashings. Allow for insulating roof pitches internally.

2.02 • 50% Strip and reslate roofs to building **B2** and **B3**. 50% overhaul slating. Replace 50% glazing to rooflights to **B3** weaving sheds.

2.03 • 100% Overhaul slating to buildings **C1, C2, D1, D2.** Replace all glazing to rooflights to **C2, D1, D2** and 50% to **C1**

2.04 • Replace asphalt roof to building **E** and flat section of **D2**

2.05 • Renew Gutters Throughout. Overhaul rainwater downpipes and hoppers throughout all buildings

2.06 • Allow for new paint decoration to rainwater goods throughout.

3.0 **EXTERNAL WALLS**

3.01 Downtakings:
• Remove existing windows for overhauling/replacement
• Remove existing doors for overhauling/replacement

3.02 • Repairs to rendered walls to buildings **A1, A2** and **B3** in lime harl. Allow 30% of area for repairs. Allow 100% limewash (5 coats)

3.03 • Concrete render repairs to buildings **C1, C2, D1, D2 and E**

3.04 • Stone replacements to window and door surrounds of building **B2** and **B3**

• Repointing to brickwork and stonework of buildings **B2** and **B3**, allow 50% (including chimney to **B3**).

3.05 • Overhaul windows to building **A1**
• New windows to **A1** blocked openings

3.06 • New timber windows to Buildings **A2** and **B1**.

3.07 • Overhaul timber windows to building **B2** and **B3**.
• New glazed screens to **B3** blocked arches
• New windows to **B3** blocked openings

3.08 • New metal hopper windows to buildings **C1, C2, D1, D2 and E**
• New glazed screens to **C1** large openings

3.09 • All buildings excluding building **A1, A2** and **B1**. Dry lining and insulation to all internal faces of external walls.

• Building **A1, A2** and **B1**. Replace existing lath and lime plaster walls throughout. 30% of wall area.

3.10 • Allow for new paint decoration to windows and doors throughout.

4.0 **FLOORS**

4.01 Downtakings:
• Remove all supports and fixings for any machinery/equipment.
• Remove all damaged timber floors to **C2** and **D1**

4.02 • Concrete repairs to floors to buildings **B1** and **C1**

4.03 • Upgrade fire-rating of existing floors to buildings **A1** and **A2** using gyproc deadening board on branders between joists.

4.04 • New ply floor on timber battens (insulated) to buildings **C2** and **D1** with floor finish, separated from the concrete slab by a DPM. Tiled floor finish to toilet areas, vinyl to kitchen areas. Carpet to ancillary areas and office areas. Timber floor to workshop areas.
• High specification allowances of the above for hostel areas

5.0 **CEILINGS**

5.01 Downtakings:
• Remove all supports and fixings for any machinery/equipment.

5.02 • Replace lath and plaster ceiling soffits to buildings **A1, A2** and **B1** – 30% of wall area.

5.03 • New plasterboard ceilings (skimmed) on gypliner system throughout workshop/office units, buildings **B3, C1, C2 and D1**.
• New plasterboard ceilings (skimmed) on gypliner system to **D2** and **E** office and ancillary areas.

6.0 **PARTITION WALLS**

6.01 • Acoustic Metal Stud partitions (insulated) for separating walls within buildings **A1, A2** and **B1**.

6.02 • Block partitions between adjoining offices and residential units. Dry-lined and insulated to buildings **B3, C1, C2** and **D1**

6.03 • Glazed partitions and doors at entrances to offices and Metal Stud partitions to ancillary areas to building **D2** and **E**.

6.04 • Allow for new paint decoration to windows and doors throughout.

7.0 **INTERNAL DOORS**

7.01 Downtakings:
• Remove existing doors throughout. Allow for repair to all existing and 10% renewal.

7.02 • New glazed doors at entrances, lobbies and ancillary areas.

7.03 • New painted softwood or veneered doors elsewhere.

8.0 **STAIRS AND LIFTS**

8.01 • New industrial style steel and concrete staircases. To replace existing to all areas except buildings A1 and A2.
• Repairs to existing stairs to **A1** and **A2** (including fire plasternpard lining to stair soffits
• Refurnish external metal stairs (2no. staircases) to building **A1** and **A2**

8.02 • New 21 person lifts to **A1** and **A2**

9.0 **SANITARY**

9.01 • New sanitary fittings in office toilet areas

9.02 • New kitchen fittings in office kitchen areas

9.03 • New sanitary/bathroom fittings in hostel bathroom areas

9.04 • New high spec kitchen fittings in hostel kitchen areas

10.0 **SERVICES**

10.1 • Allow for lighting and electrical sockets to all office and hostel areas

10.2 • Heating provisions suitable for office and hostel environment

10.3 • Security and fire systems suitable for office and hostel areas

11.0 **NEW BUILDING TO B3 (area B4)**

Cat	Item	Description
11.1		EXTERNAL WALLS:
	11.1.1	Generally: • To be Structural Steel Frame, clad in a double skinned brick/block cavity wall insulted.
	11.1.2	External Windows
	11.1.3	• Double glazed units in steel frames throughout.
	11.1.4	External Doors • External doors to be double glazed to match window design.
11.2		FLOORS • Floor to be ground bearing concrete structural floor slab (insulated). New ply floor on timber battens (insulated) with carpet finish on new slab separated by DPM.
11.3		ROOF: • Insulated slated roof with double glazed roof lights to match configuration of sheds.
11.4		INTERNAL WALLS/FLOORS: • New block work walls. • Line all walls with metal stud fully isolated from masonry with ventilated void behind. Provide insulation behind lining to all walls. • New plasterboard ceiling thorugh. • Allow for paint decoration throughout.
11.5		SERVICES:
	11.05.1	• Heating provision suitable for working environment
	11.05.2	• New electrical fittings.
	11.05.3	• Allow for new toilet fittings and services throughout.
	11.05.4	• Allow for new paint decoration throughout.

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Revisions:

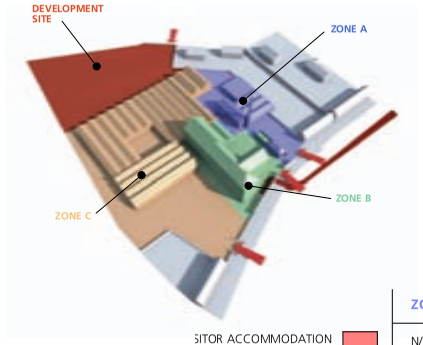
Job Title:
1035
Caerlee Mill

Drawing Title:
AREA ASSESSMENT - OPTION 3
LIGHT INDUSTRIAL, COMMERCIAL & LEISURE

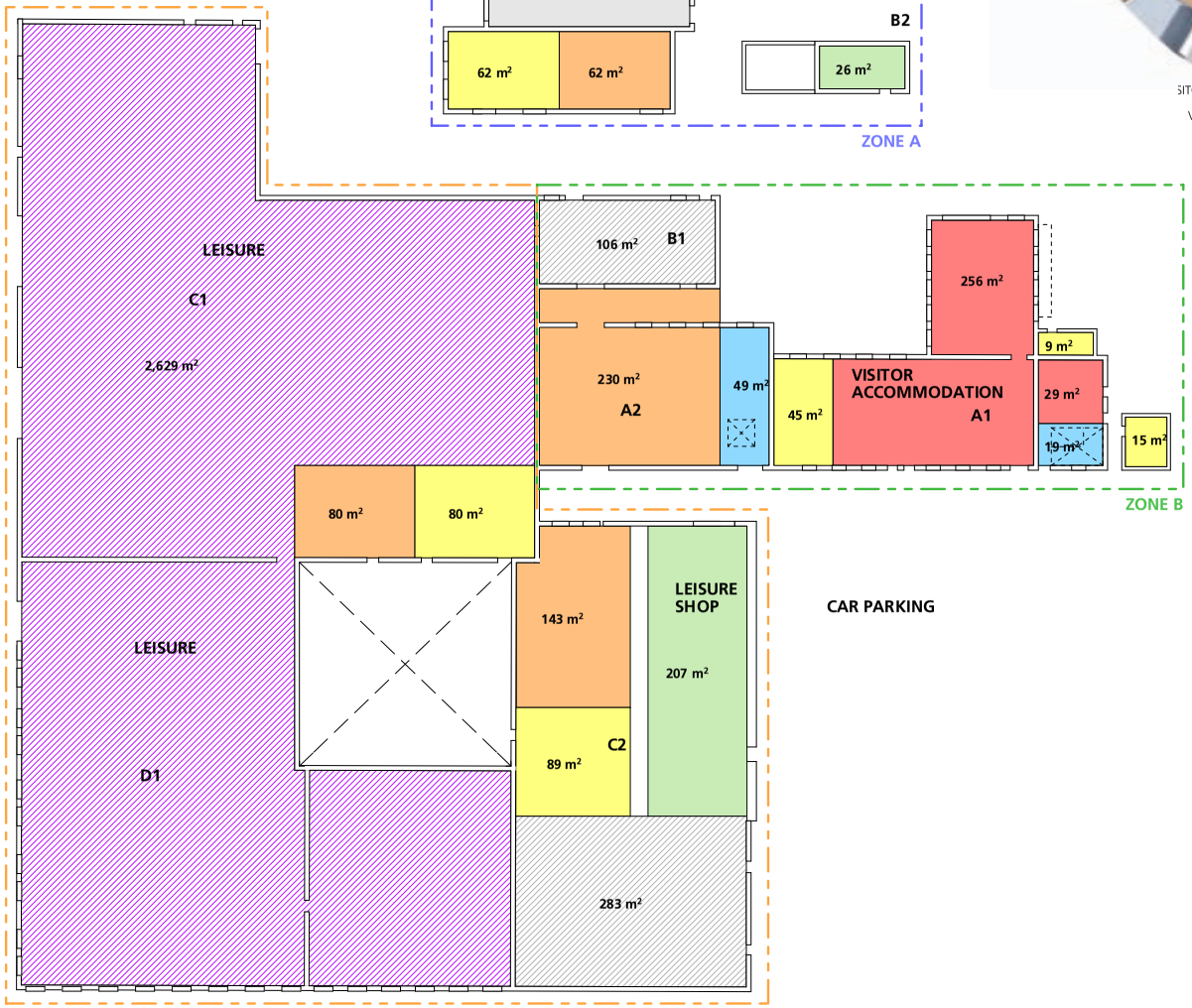
Drawing Number:
L(SK)012

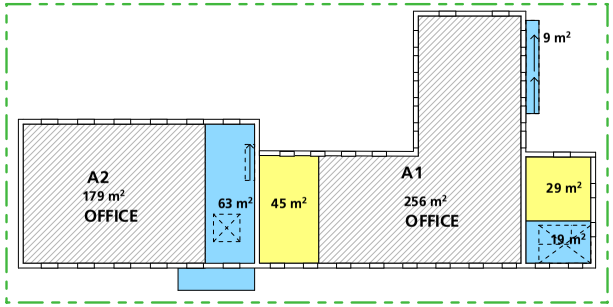
Scale: 1:200 @ A1 Date: FEB 2011 Drawn:IT Reviewed: TG

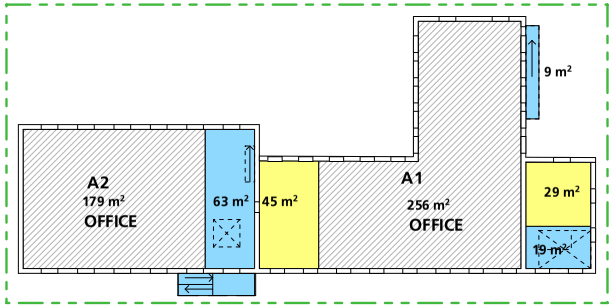
WINDOW LOCATION



	ZONE A - AREA	ZONE B - AREA	ZONE C - AREA	DEVELOPMENT SITE AREA
SITOR ACCOMMODATION	N/A	285m²	N/A	
VERTICAL CIRCULATION	N/A	250m²	N/A	
PRODUCTION	565m²	N/A	N/A	
RETAIL	26m²	N/A	207m²	
KITCHEN/CAFE	62m²	230m²	223m²	
ANCILLIARY	62m²	193m²	169m²	
OFFICES	N/A	870m²	283m²	
LEISURE	N/A	N/A	2,629m²	
TOTAL AREAS	**715m²**	**1979m²**	**3511m²**	**4602m²**







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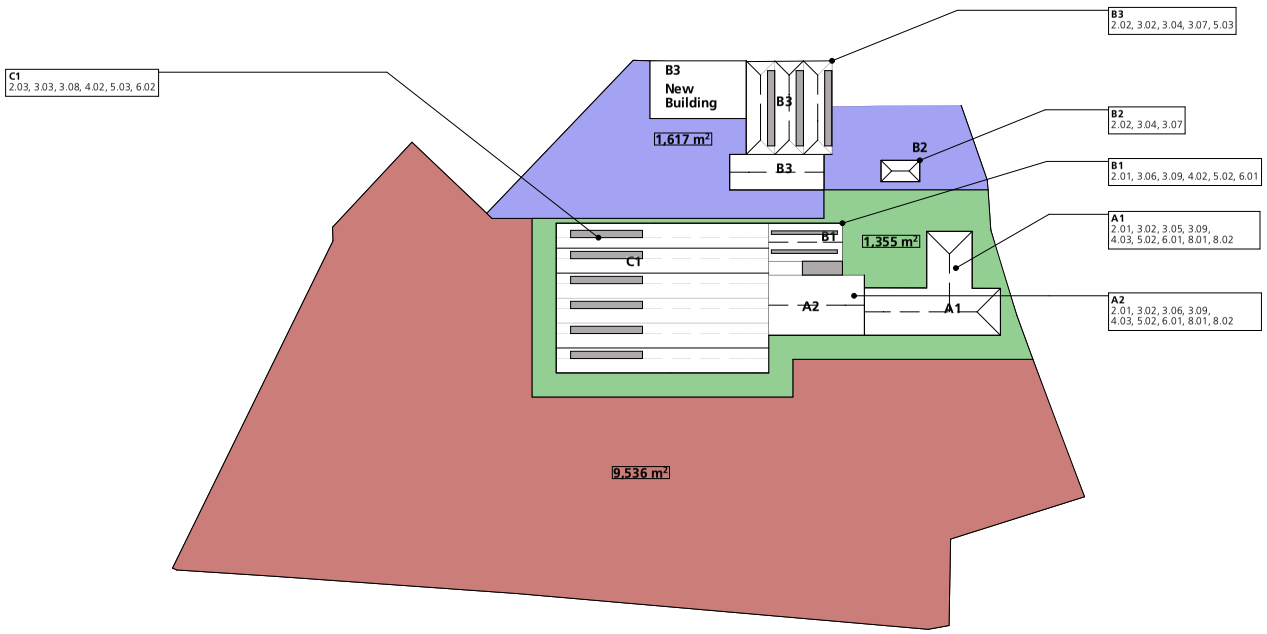
Job Title:
1035
Caerlee Mill

Drawing Title:
AREA ASSESSMENT
OPTION 4 ROOF PLAN

Drawing Number:
L(SK)113

Scale:	Date:	Drawn:	Reviewed:
1:500 @ A1	FEB 2011	IT	TG

Revisions:



DENOTES ROOFLIGHT

1.0 **DOWNTAKINGS GENERALLY**

1.01 • Demolition of redundant out-buildings

1.02 • Remove external landscaping to grassed areas to allow for new hard-standing and landscaping.
• Allow for remediation of the site

1.03 • Remove all existing services

1.04 • Strip out existing non-load bearing partitions back to structural shell

2.0 **ROOFS**

2.01 • Strip and reslate roof to buildings **A1, A2** and **B1**. Incorporate underslate felt and lead flashings. Allow for insulating roof pitches internally.

2.02 • 50% Strip and reslate roofs to building **B2** and **B3** . 50% overhaul slating. Replace 50% glazing to rooflights to **B3** weaving sheds.

2.03 • 100% Overhaul slating to buildings **C1, C2, D1, D2.** Replace all glazing to rooflights to **C2, D1, D2** and 50% to **C1**

2.04 • Replace asphalt roof to building **E** and flat section of **D2**

2.05 • Renew Gutters Throughout. Overhaul rainwater downpipes and hoppers throughout all buildings

2.06 • Allow for new paint decoration to rainwater goods throughout.

3.0 **EXTERNAL WALLS**

3.01 Downtakings:
• Remove existing windows for overhauling/replacement
• Remove existing doors for overhauling/replacement

3.02 • Repairs to rendered walls to buildings **A1, A2** and **B3** in lime harl. Allow 30% of area for repairs. Allow 100% limewash (5 coats)

3.03 • Concrete render repairs to buildings **C1, C2, D1, D2 and E**

3.04 • Stone replacements to window and door surrounds of building **B2** and **B3**

• Repointing to brickwork and stonework of buildings **B2** and **B3**, allow 50% (including chimney to **B3**).

3.05 • Overhaul windows to building **A1**
• New windows to **A1** blocked openings

3.06 • New timber windows to Buildings **A2** and **B1**.

3.07 • Overhaul timber windows to building **B2** and **B3**.
• New glazed screens to **B3** blocked arches
• New windows to **B3** blocked openings

3.08 • New metal hopper windows to buildings **C1, C2, D1, D2 and E**
• New glazed screens to **C1** large openings

3.09 • All buildings excluding building **A1, A2** and **B1**. Dry lining and insulation to all internal faces of external walls.

• Building **A1** , **A2** and **B1** . Replace existing lath and lime plaster walls throughout. 30% of wall area.

3.10 • Allow for new paint decoration to windows and doors throughout.

4.0 **FLOORS**

4.01 Downtakings:
• Remove all supports and fixings for any machinery/equipment.
• Remove all damaged timber floors to **C2** and **D1**

4.02 • Concrete repairs to floors to buildings **B1** and **C1**

4.03 • Upgrade fire-rating of existing floors to buildings **A1** and **A2** using gyproc deadening board on branders between joists.

4.04 • New ply floor on timber battens (insulated) to buildings **C2** and **D1** with floor finish, separated from the concrete slab by a DPM. Tiled floor finish to toilet areas, vinyl to kitchen areas. Carpet to ancillary areas and office areas. Timber floor to workshop areas.
• High specification allowances of the above for hostel areas

5.0 **CEILINGS**

5.01 Downtakings:
• Remove all supports and fixings for any machinery/equipment.

5.02 • Replace lath and plaster ceiling soffits to buildings **A1**, **A2** and **B1** – 30% of wall area.

5.03 • New plasterboard ceilings (skimmed) on gypliner system throughout workshop/office units, buildings **B3, C1, C2 and D1**.
• New plasterboard ceilings (skimmed) on gypliner system to **D2** and **E** office and ancillary areas.

6.0 **PARTITION WALLS**

6.01 • Acoustic Metal Stud partitions (insulated) for separating walls within buildings **A1, A2** and **B1**.

6.02 • Block partitions between adjoining offices and residential units. Dry-lined and insulated to buildings **B3, C1, C2** and **D1**

6.03 • Glazed partitions and doors at entrances to offices and Metal Stud partitions to ancillary areas to building **D2** and **E**.

6.04 • Allow for new paint decoration to windows and doors throughout.

7.0 **INTERNAL DOORS**

7.01 Downtakings:
• Remove existing doors throughout. Allow for repair to all existing and 10% renewal.

7.02 • New glazed doors at entrances, lobbies and ancillary areas.

7.03 • New painted softwood or veneered doors elsewhere.

8.0 **STAIRS AND LIFTS**

8.01 • New industrial style steel and concrete staircases. To replace existing to all areas except buildings A1 and A2.
• Repairs to existing stairs to **A1** and **A2** (including fire plasternpard lining to stair soffits
• Refurnish external metal stairs (2 no. staircases) to building **A1** and **A2**

8.02 • New 21 person lifts to **A1** and **A2**

9.0 **SANITARY**

9.01 • New sanitary fittings in office toilet areas

9.02 • New kitchen fittings in office kitchen areas

9.03 • New sanitary/bathroom fittings in hostel bathroom areas

9.04 • New high spec kitchen fittings in hostel kitchen areas

10.0 **SERVICES**

10.1 • Allow for lighting and electrical sockets to all office and hostel areas

10.2 • Heating provisions suitable for office and hostel environment

10.3 • Security and fire systems suitable for office and hostel areas

11.0 **NEW BUILDING TO B3 (area B4)**

Cat	Item	Description
11.1		EXTERNAL WALLS:
	11.1.1	Generally: • To be Structural Steel Frame, clad in a double skinned brick/block cavity wall insulted.
	11.1.2	External Windows
	11.1.3	• Double glazed units in steel frames throughout.
	11.1.4	External Doors • External doors to be double glazed to match window design.
11.2		FLOORS • Floor to be ground bearing concrete structural floor slab (insulated). New ply floor on timber battens (insulated) with carpet finish on new slab separated by DPM.
11.3		ROOF: • Insulated slated roof with double glazed roof lights to match configuration of sheds.
11.4		INTERNAL WALLS/FLOORS: • New block work walls. • Line all walls with metal stud fully isolated from masonry with ventilated void behind. Provide insulation behind lining to all walls. • New plasterboard ceiling thorugh. • Allow for paint decoration throughout.
11.5		SERVICES:
	11.05.1	• Heating provision suitable for working environment
	11.05.2	• New electrical fittings.
	11.05.3	• Allow for new toilet fittings and services throughout.
	11.05.4	• Allow for new paint decoration throughout.

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Revisions:

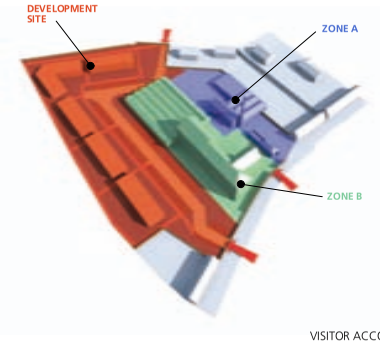
Job Title:
1035
Caerlee Mill

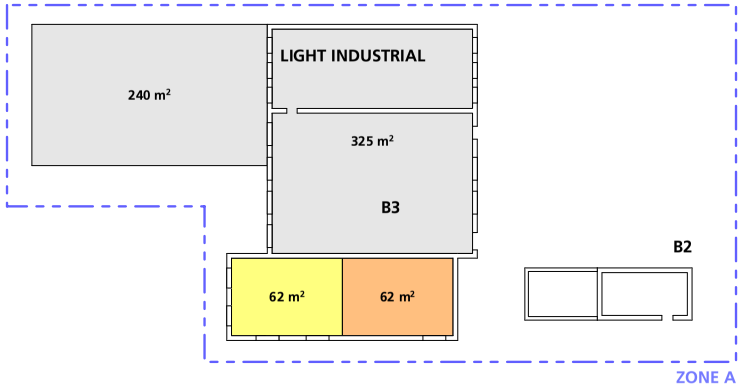
Drawing Title:
AREA ASSESSMENT - OPTION 4
LIGHT INDUSTRIAL, COMMERCIAL AND VISITOR ACCOMODATION

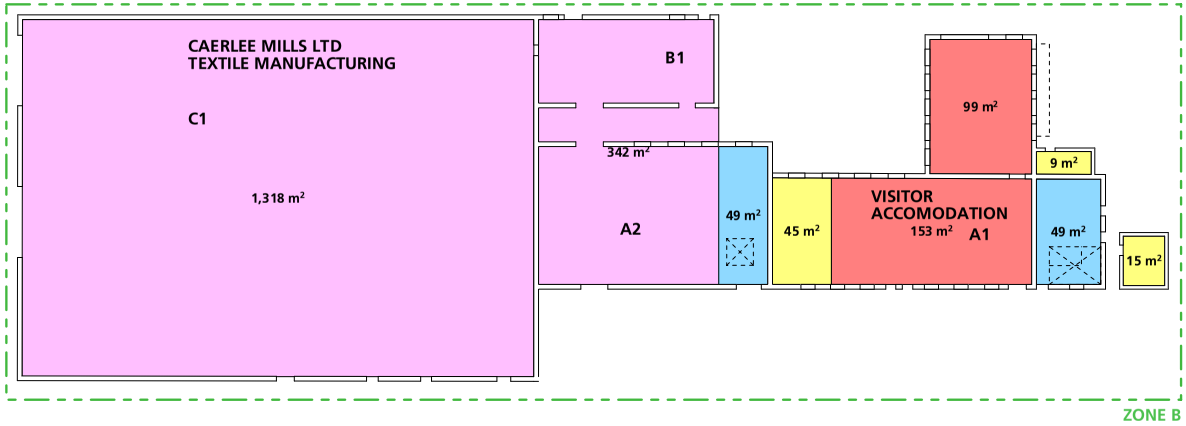
Drawing Number:
L(SK)013

Scale: 1:200 @ A1 Date: FEB 2011 Drawn: IT Reviewed: TG

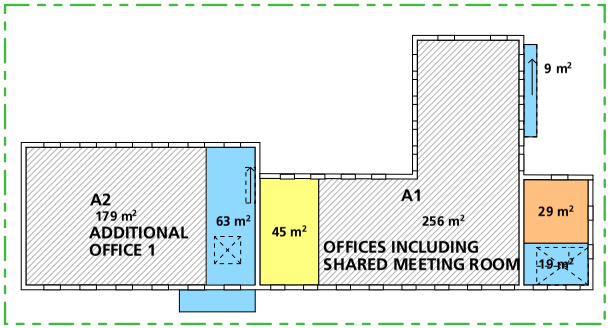
WINDOW LOCATION

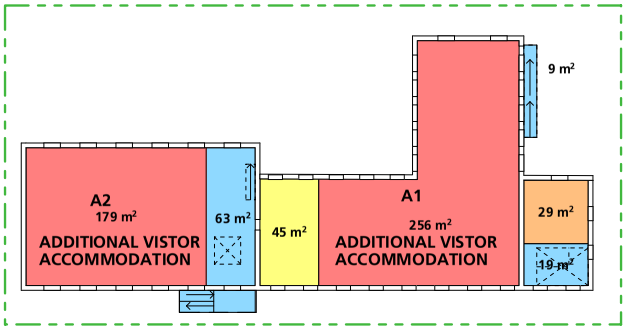






	ZONE A - AREA	ZONE B - AREA	DEVELOPMENT SITE AREA
VISITOR ACCOMODATION	N/A	687m²	
VERTICAL CIRCULATION	N/A	280m²	
LIGHT INDUSTRIAL	565m²	N/A	
RETAIL	N/A	N/A	
KITCHEN/CAFE	62m²	58m²	
ANCILLIARY	62m²	159m²	
OFFICES	N/A	435m²	
TEXTILE'S MANUFACTURING	N/A	1,660m²	
TOTAL AREAS	**689m²**	**3279m²**	**9536m²**





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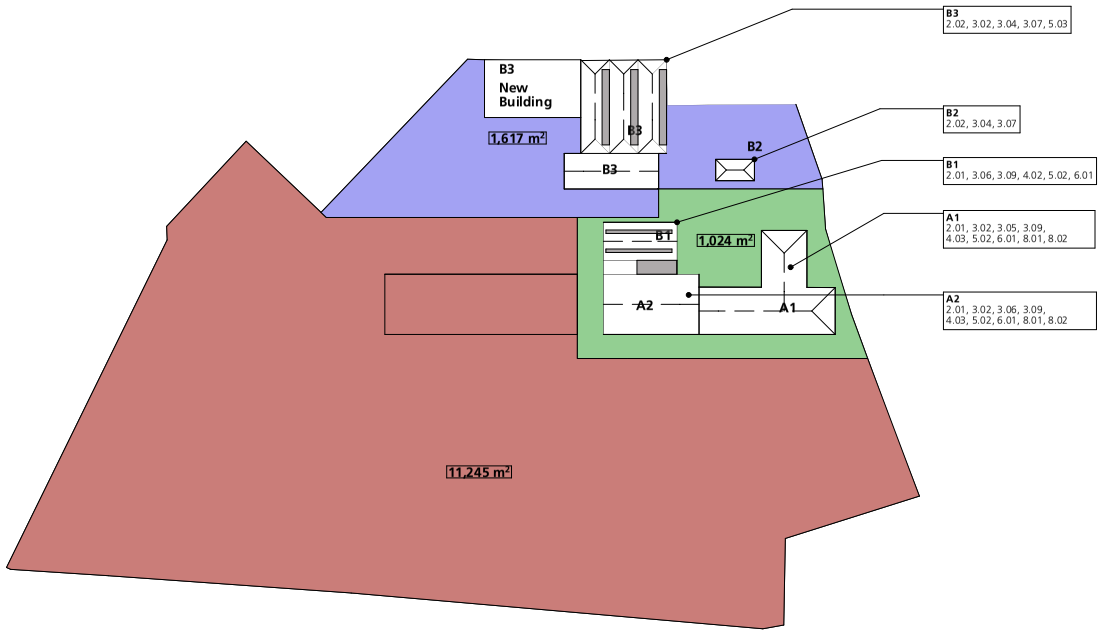
Job Title:
1035
Caerlee Mill

Drawing Title:
AREA ASSESSMENT
OPTION 5 ROOF PLAN

Drawing Number:
L(SK)114

Scale:	Date:	Drawn:	Reviewed:
1:500 @ A1	FEB 2011	IT	TG

Revisions:



DENOTES ROOFLIGHT

1.0 **DOWNTAKINGS GENERALLY**

1.01 • Demolition of redundant out-buildings

1.02 • Remove external landscaping to grassed areas to allow for new hard-standing and landscaping.
• Allow for remediation of the site

1.03 • Remove all existing services

1.04 • Strip out existing non-load bearing partitions back to structural shell

2.0 **ROOFS**

2.01 • Strip and reslate roof to buildings **A1, A2** and **B1**. Incorporate underslate felt and lead flashings. Allow for insulating roof pitches internally.

2.02 • 50% Strip and reslate roofs to building **B2** and **B3**. 50% overhaul slating. Replace 50% glazing to rooflights to **B3** weaving sheds.

2.03 • 100% Overhaul slating to buildings **C1, C2, D1, D2.** Replace all glazing to rooflights to **C2, D1, D2** and 50% to **C1**

2.04 • Replace asphalt roof to building **E** and flat section of **D2**

2.05 • Renew Gutters Throughout. Overhaul rainwater downpipes and hoppers throughout all buildings

2.06 • Allow for new paint decoration to rainwater goods throughout.

3.0 **EXTERNAL WALLS**

3.01 Downtakings:
• Remove existing windows for overhauling/replacement
• Remove existing doors for overhauling/replacement

3.02 • Repairs to rendered walls to buildings **A1, A2** and **B3** in lime harl. Allow 30% of area for repairs. Allow 100% limewash (5 coats)

3.03 • Concrete render repairs to buildings **C1, C2, D1, D2 and E**

3.04 • Stone replacements to window and door surrounds of building **B2** and **B3**

• Repointing to brickwork and stonework of buildings **B2** and **B3**, allow 50% (including chimney to **B3**).

3.05 • Overhaul windows to building **A1**
• New windows to **A1** blocked openings

3.06 • New timber windows to Buildings **A2** and **B1**.

3.07 • Overhaul timber windows to building **B2** and **B3**.
• New glazed screens to **B3** blocked arches
• New windows to **B3** blocked openings

3.08 • New metal hopper windows to buildings **C1, C2, D1, D2 and E**
• New glazed screens to **C1** large openings

3.09 • All buildings excluding building **A1**, **A2** and **B1**. Dry lining and insulation to all internal faces of external walls.

• Building **A1**, **A2** and **B1**. Replace existing lath and lime plaster walls throughout. 30% of wall area.

3.10 • Allow for new paint decoration to windows and doors throughout.

4.0 **FLOORS**

4.01 Downtakings:
• Remove all supports and fixings for any machinery/equipment.
• Remove all damaged timber floors to **C2** and **D1**

4.02 • Concrete repairs to floors to buildings **B1** and **C1**

4.03 • Upgrade fire-rating of existing floors to buildings **A1** and **A2** using gyproc deadening board on branders between joists.

4.04 • New ply floor on timber battens (insulated) to buildings **C2** and **D1** with floor finish, separated from the concrete slab by a DPM. Tiled floor finish to toilet areas, vinyl to kitchen areas. Carpet to ancillary areas and office areas. Timber floor to workshop areas.
• High specification allowances of the above for hostel areas

5.0 **CEILINGS**

5.01 Downtakings:
• Remove all supports and fixings for any machinery/equipment.

5.02 • Replace lath and plaster ceiling soffits to buildings **A1**, **A2** and **B1** – 30% of wall area.

5.03 • New plasterboard ceilings (skimmed) on gypliner system throughout workshop/office units, buildings **B3, C1, C2 and D1**.
• New plasterboard ceilings (skimmed) on gypliner system to **D2** and **E** office and ancillary areas.

6.0 **PARTITION WALLS**

6.01 • Acoustic Metal Stud partitions (insulated) for separating walls within buildings **A1, A2** and **B1**.

6.02 • Block partitions between adjoining offices and residential units. Dry-lined and insulated to buildings **B3, C1, C2** and **D1**

6.03 • Glazed partitions and doors at entrances to offices and Metal Stud partitions to ancillary areas to building **D2** and **E**.

6.04 • Allow for new paint decoration to windows and doors throughout.

7.0 **INTERNAL DOORS**

7.01 Downtakings:
• Remove existing doors throughout. Allow for repair to all existing and 10% renewal.

7.02 • New glazed doors at entrances, lobbies and ancillary areas.

7.03 • New painted softwood or veneered doors elsewhere.

8.0 **STAIRS AND LIFTS**

8.01 • New industrial style steel and concrete staircases. To replace existing to all areas except buildings A1 and A2.
• Repairs to existing stairs to **A1** and **A2** (including fire plasterpard lining to stair soffits
• Refurnish external metal stairs (2no. staircases) to building **A1** and **A2**

8.02 • New 2 1 person lifts to **A1** and **A2**

9.0 **SANITARY**

9.01 • New sanitary fittings in office toilet areas

9.02 • New kitchen fittings in office kitchen areas

9.03 • New sanitary/bathroom fittings in hostel bathroom areas

9.04 • New high spec kitchen fittings in hostel kitchen areas

10.0 **SERVICES**

10.1 • Allow for lighting and electrical sockets to all office and hostel areas

10.2 • Heating provisions suitable for office and hostel environment

10.3 • Security and fire systems suitable for office and hostel areas

11.0 **NEW BUILDING TO B3 (area B4)**

Cat	Item	Description
11.1		EXTERNAL WALLS:
	11.1.1	Generally: • To be Structural Steel Frame, clad in a double skinned brick/block cavity wall insulted.
	11.1.2	External Windows
	11.1.3	• Double glazed units in steel frames throughout.
	11.1.4	External Doors • External doors to be double glazed to match window design.
11.2		FLOORS • Floor to be ground bearing concrete structural floor slab (insulated). New ply floor on timber battens (insulated) with carpet finish on new slab separated by DPM.
11.3		ROOF: • Insulated slated roof with double glazed roof lights to match configuration of sheds.
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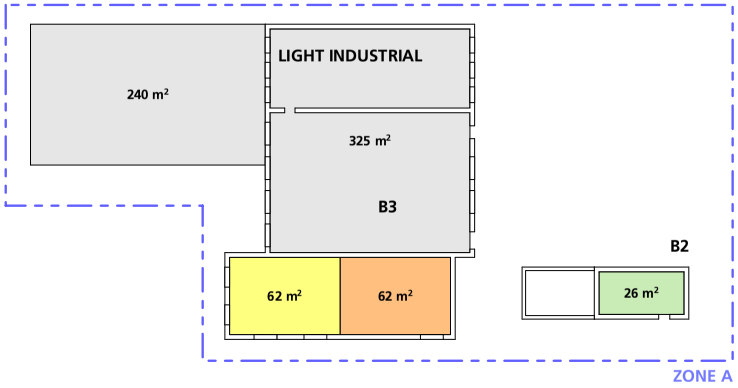
Revisions:

Job Title:
1035
Caerlee Mill

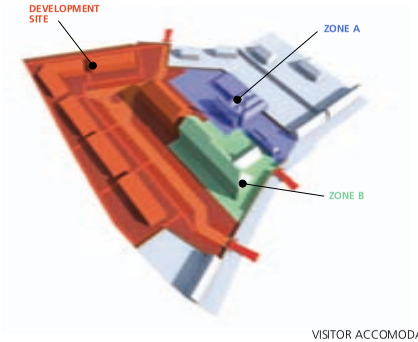
Drawing Title:
AREA ASSESSMENT - OPTION 5
CAERLEE MILL LTD AND OFFICES

Drawing Number:
L(SK)014

Scale: 1:200 @ A1 Date: FEB 2011 Drawn: IT Reviewed: TG

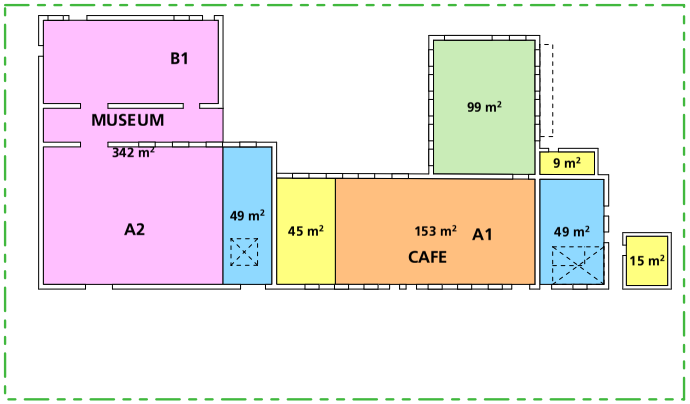


ZONE A

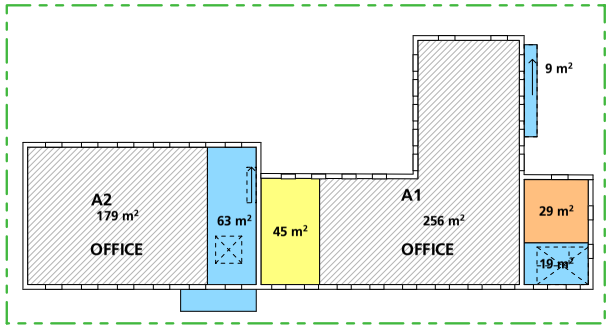


WINDOW LOCATION

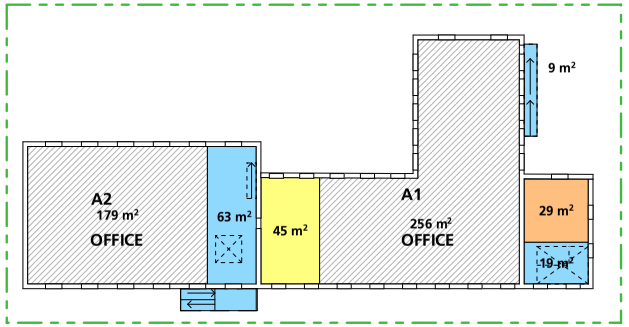
	ZONE A - AREA	ZONE B - AREA	DEVELOPMENT SITE AREA
VISITOR ACCOMODATION	N/A	N/A	
VERTICAL CIRCULATION	N/A	280m²	
LIGHT INDUSTRIAL	565m²	N/A	
RETAIL	N/Am²	99m²	
KITCHEN/CAFE	62m²	211m²	
ANCILLIARY	62m²	159m²	
OFFICES	N/A	870m²	
MUSEUM	N/A	342m²	
TOTAL AREAS	**689m²**	**1961m²**	**11,245m²**



ZONE B



ZONE B_ SECOND FLOOR



ZONE B_ FIRST FLOOR

C Notes of meeting held with Caerlee Mills Ltd on 10.12.2010

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CAERLEE MILL

Notes of a meeting held with Tom Harkness of Caerlee Mills Ltd on 10.12.10

- Site still owned by Administrator and leased to Caerlee Mills Ltd
- Administrator has shown little interest in the site and has carried out no maintenance
- Currently 37 people employed on site
- Only isolated sections of the mill are still occupied – occupation restricted by lease agreement. Remainder un-maintained with no heating.
- Fabric deteriorating rapidly in areas of the mill not used by CM.
- Heating costs excessively high due to size and inefficiency of boilers.
- TH has considered moving but would prefer to stay on site in Innerleithen. Move costs estimated to be £60-100K. SEPA involvement required.
- Mill operations could relocate to a smaller area within site.
- Approximately 560m2 required for business. Wishes to have shop, café and possibly small museum. Preferably all in historic core of site.
- Remainder of site possibly developed as hostel and other accommodation linked to Glentress.
- Possible use of lade system to generate green energy

LDN
10.12.10

D Minutes of HS meeting held on 26.01.2011

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CAERLEE MILL

Notes of a meeting held with John Hayward and Mark Douglas on 6.1.11

- Development application should not constitute a major application
- Caerlee Mill is an important townscape and historical landmark
- Highways should be consulted about site access
- Review development precedents in relation to other mills
- Local needs include social housing and developments related to Glentress
- "Infinity broadband" announcement represents major opportunity
- Consider flood plain issues in relation to new development
- Need for site contamination remediation noted
- Use of SHEP criteria discussed. Wish to avoid having to found on SHEP tests if possible. Preferable to agree a development plan acceptable to statutory authorities including HS.
- Study methodology discussed. Agreed that the way forward was to present and review a range of options informally, in conjunction with Historic Scotland, ranging from retention of all buildings to demolition of all buildings in order to establish what might be acceptable. Conceptual development plan and application to be based on "preferred option" that all parties can accept in principle.
- Also agreed that most likely development approach is to identify the most significant parts of the site and protect and enhance them. New development would therefore be presented as "enabling development" providing a source of income that would offset the cost of developing the heritage asset.
- Meeting arranged with Mark Douglas and James Turner of HS to review research and options development for 26 January (the first date that JT is available)

LDN
6.1.11