



## **Roof Repairs: Scope of Works & Clarifications**

**Date of Issue: 16<sup>th</sup> May 2024**

## **1.0 Background**

Some of the roof leaks identified in this document have been on-going for a number of years and previous attempts to resolve the problems have not been wholly successful. The on-going issues with water ingress has caused damage to the internal walls and ceilings to the museum and it remains a priority to rectify the leaks to provide a watertight envelope and to allow the finishes to be made good.

Six Property Consulting were employed to carry out a condition survey of the museum and provide recommendations for a 5-year repair and maintenance programme, which includes information on the possible cause of the roof leaks. Safe access to the flat and pitched roofs of the museum was not available for the surveyor, so the observations and comments are based on photographic evidence only, without close inspection of the roof coverings.

The purpose of this document is to help to clarify the scope of works associated with the repairs to the roof coverings, rainwater goods and chimney for the contractors tendering for the works.

## **2.0 Scope of Works**

The following descriptions provide a summary of the proposed remedial works that will be required to make the museum watertight and are based on the recommendations from the Six Property Consulting Condition Report and 5-year plan dated 05<sup>th</sup> February 2024

### **Item 12: Coping Stones**

The contractor is to include for the cleaning and removal of the moss from the coping stones with a fungicidal treatment



**Item 13: Flat Roof**

- The contractor is to investigate the likely cause of the roof leaks that are causing water ingress into the main exhibition gallery (See photo below) and is to include for a leak detection test with a report to be provided to record the test results and observations.



- The contractor is to check the integrity of the following items to ensure that they are not points where water is penetrating the roof:
  - Lead cover flashings around the perimeter of the roof lantern
  - The junction between the lower transom to the roof lantern and the top of the lead faced upstand (This is likely to require a section of the lead covering to the upstand to be opened up)
  - Lead gutters in particular on the east side of the flat roof where water is causing damage internally to the wall beneath.
  - Outlet chute that passes through the east parapet wall into a rainwater hopper

A review is to be carried out after the investigations are carried out to confirm the actual scope of the remedial works that will be required to the flat roof



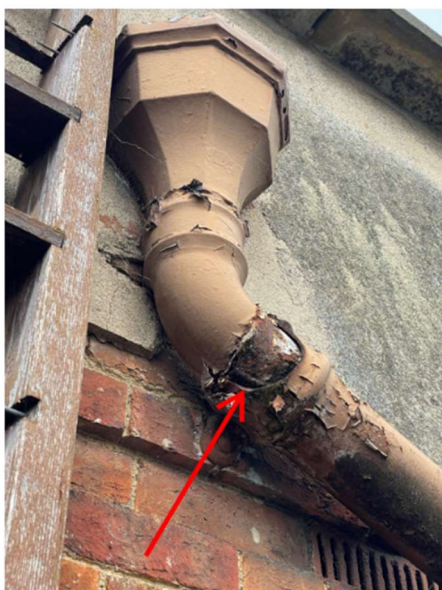
**Item 14: Roof lights/Lanterns**

- The glazed roof lantern was refurbished in 2021 when the glass panes were removed to allow the frames to be refurbished and the glass refitted.
- A review of the condition of the roof lantern is to be carried out when safe access via scaffolding to the flat roof is available.



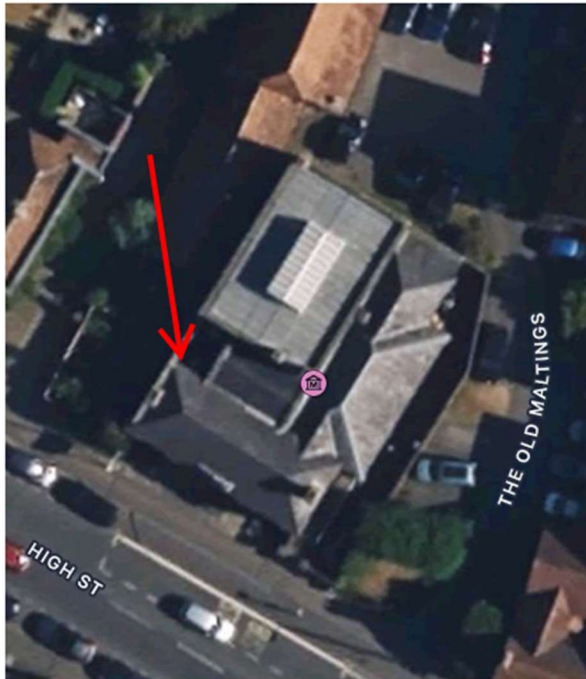
**Item 15: Gutters and Downpipes**

- A roof leak that has caused internal damage to the wall on the east side of the main exhibition gallery may be linked to a damaged/incorrectly installed downpipe and remedial works will be required as follows:
  - The contractor is to replace the angled downpipe that has a fractured coupler at the junction below the hopper as indicated on the photo below.
  - The contractor is also to allow for the modification of the discharge point of the angled downpipe as debris trapped by the pipe is possibly blocking the water flow in the location indicated on the photo below.



**Item 15: Gutters and Downpipes (Continued)**

The contractor is to check the condition of all existing gutters and downpipes and repair/replace any sections that are showing evidence of water leaks. This is to include the section of guttering indicated by the arrow on the photo below where the plaster has delaminated internally as a result of a historic leak



**Item 16: Chimney Stacks**

- The contractor is to check the condition of the chimney stack on the east side (see photo below) and is to include for any remedial works necessary to remove moss growth and to make the stack weathertight.
- These works are to include for safe access to the stack and also a photographic record of the condition of the chimney stack before, and after any remedial works are carried out



### 3.0 Scaffold Access

- The roofing contractor is to include for all scaffolding necessary to provide safe access and edge protection for the remedial works to the flat roof, chimney and rainwater goods
- Space to install an external scaffold tower to provide access to the flat roof is available to the north-east of the museum from where ladder beams can be used to span across to the parapet. (See photo below)
- The height of the brick parapet to the flat roof is insufficient to provide edge protection and scaffold handrails will be required around the perimeter of the roof.

