

Building Name: Thame Museum

Address:

Inspection Date: 15/01/2024

Summary of works:

NOTE: REFER TO FLOOR PLAN APPENDED TO MAIN SUMMARY/ COVER REPORT FOR REFERENCED ROOM LOCATIONS

Key:
Items highlighted in yellow below record the highest priority remedial works which are currently being tendered. Any non-highlighted items will be tendered and carried out in 2025

Block ref.	Element No.	Item No.	Element	Sub-Element	Item	Condition	Priority	Photo No.	Action	Description	Additional Clarifications for Tendering Contractors (To be read in conjunction with the scope of works document dated 16th May 2024)
1	1	1.1	Roofs	Roofs structure	Pitched roof	C	2	N/A	Investigate	Purlin cut timber roof structure only visible in isolated areas. No visible defects evident to pitched roof structure from internally or externally. Further investigation by a specialist roofing contractor required to assess the condition of roof timbers. A cost has been provided for year 1.	These works will be tendered separately, it is proposed that these works be carried out in 2025
1	1	1.2	Roofs	Roof coverings and insulation	Pitched roof	C	2	01 02 03	Repair	Combination of man-made and natural slate coverings present to pitch	These works will be tendered separately, it is proposed that these works be carried out in 2025
1	1	1.4	Roofs	Roofs structure	Coping Stones	C	2	N/A	Repair	Coping stones to flat roof parapet over the main gallery showing signs of moss build up indicating they have become porous and retaining moisture. Allowance has been made for cleaning and removal of moss with a fungicidal treatment has been provided in year 1.	The contractor is to include for the cleaning and removal of the moss from the coping stones with a fungicidal treatment
1	1	1.5	Roofs	Roof coverings and insulation	Flat roof	C	1	04 05	Repair	Lead coverings to roof over the Main Gallery generally in fair condition however showing signs of wear and tear in areas. A leak detection test should be carried out to determine location of water ingress into the Main Gallery. An allowance has been provided for leak detection test and the replacement of targeted areas of lead coverings/flashings. The flat roof over the kitchen appears to be bituminous felt which is covered with moss growth likely caused by excessive water ponding due to lack of adequate drainage falls. Allowance for removal and cleaning of moss has been provided in year 1.	The contractor is to investigate the likely cause of the roof leaks that are causing water ingress into the main exhibition gallery (see photos within the scope of works document), and is to include for a leak detection test with a report to be provided to record the test results and observations. The integrity of the following items is to be checked by the contractor to ensure that they are not leak points through the roof: - Lead cover flashings around the perimeter of the roof lantern (See photo within the scope of works document) - 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 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 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
1	1	1.6	Roofs	Roof coverings and insulation	Roof lights/lanterns	C	1	06	Repair	Glazed roof lantern to main gallery is generally in satisfactory condition for its age and appears to have been well-maintained. Cost for urgent repair works have been included in item 1.4.	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.
1	1	1.7	Roofs	Roofs drainage	Gutters and downpipes	C	2	07	Repair	Painted cast iron rainwater goods generally in satisfactory condition and performing as intended however isolated joints are showing signs of failure causing brickwork and mortar to become saturated. A cost has been provided for isolated repairs/replacement to match the existing configuration and colour. The guttering where the pitched roof discharges rainwater to the flat roof over the kitchen appears to have been recently replaced due to a previous failure shown to parapet brickwork.	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 within the scope of works document. - The discharge point of the angled downpipe is also to be modified as it is possibly the blocking of the water flow caused by trapped debris in the lead gutter below the downpipe as indicated within the scope of works document. - 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 within the scope of works document where the plaster has delaminated internally as a result of a historic leak
1	1	1.8	Roofs	Roof coverings and insulation	Chimney stacks	C	1	N/A	Repair	Chimney stack brick constructed with facing brick with a corbel detail headed with natural stone coping stones. Evidence of spalling to brickwork, moss growth on coping stones. It appears that chimney pots/cowls are not present to the head of the chimney stacks; this may be contributing to damp to the lower chimney/fire openings and adjacent walls in the Exhibition Room and Library.	The contractor is to check the condition of the chimney stack 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 a photographic record of the condition of the chimney stack is to be provided before and after any remedial works are carried out
1	4	4.2	External walls, windows and doors	External walls structure	Windows, timber	C	1	14 15 16 17	Repair	Single glazed, timber frame sliding sash windows present to the ground floor elevation of Victorian element of the museum appear to be well maintained with only minor signs of worn decoration evident. It was advised by museum staff that all windows were operational, however this was not verified during the inspection. Single glazed, timber frame tilt and turn windows present to high elevation of main exhibition room showing signs of worn/faded decoration and defective putty sealant. Cracking evident to Georgian wired glazing fan light, a cost has been provided in year 0 for immediate repairs/decorations.	These works will be tendered separately, it is proposed that these works be carried out in 2025

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1	5	5.1	Internal walls and doors	Internal walls and partitions structure	Masonry	C	2	18 19	Repair	Internal masonry walls generally is satisfactory condition overall. Damp evident to brickwork in chimney and adjacent wall in exhibition room due to external entrance ramp located higher than the DPC and Library room which is likely to be due to lack of ventilation to the chimney breast. Elsewhere water stains to internal walls in the main gallery appear to be historic. Allow has been provided in year 1 to hack off existing wall finishes, dry out brickwork and render with a lime-based plaster, decorated in a breathable paint.	These works will be tendered separately, it is proposed that these works be carried out in 2025