



Project	Document Number : CHF-1B	
City Building		
	Revision Number	Revised by
	P01	JG
	P02	JG
	Date submitted	
	23.11.20	
	18.01.21	

Reviewer's Recommendation	
A	Requiring immediate replacement/attention
B	Replacement within 20 years
B-plus	Replacement within 20 years unless immediate maintenance planned
C	Some deterioration - should last 20 years
D	Some deterioration - should last 20 years unless maintenance is carried out

ROOF 1B										
Item No.	Location of Defect	Surveyor	Description of Defect	Recommended Repair	Area (m²)	Category	Drawing or specification reference	Budget Cost	Client Approval	
1	Level 4 landing on south elevation	Holmes Miller	Missing timber cill to existing window at Level 4 landing.	Existing remnants of cill to be carefully removed and new timber cill to be inserted onto stone cill. Timber to be preservative treated and to be Douglas Fir or Baltic Redwood or Larch. Cill to sit on DPC. Entire window to be repainted using a microporous paint system both inside and out. Missing sash cord to be replaced		A	COS 4.1			
2	Corner between Recital Room wall and Staircase on level 5	Holmes Miller	Open vertical joint in masonry - corner between Recital Room wall and staircase wall on level 5	Gap in stonework to be cleaned. Any large joints (greater than 25mm) to be infilled with clay pinnings prior to all gaps being infilled with a 2-part polysulphide mastic coated in stone dust. End cornice stone requires to be indented - last 200mm section. Another stone to be finished in Stone to bring its face back to the original line.		A	COS 1.9 COS 1.4.1 COS 1.4.3			
3a	North end of lead gutter on east side	Holmes Miller	Water ingress evident in ceiling below	Remove existing gutter outlet to north end of lead gutter on east side of roof. Replace with new outlet and domed grating and removable silt trap for cleaning out stone run-off from west elevation of Grand Hall. Fully prepare walls and ceiling in stairwell below and repaint, using a stain inhibitor, primer and 2 coats of diamond matt emulsion.		A	COS 3.4			
3b	Stone wall to east of roof	Holmes Miller	Water ingress evident in ceiling below	Existing stonework to west elevation of Grand Hall is friable and sand run-off causes blockage to gutter. Remove all loose material back to a sound substrate and investigate protective measures for the stone. This could entail forming a protective element above which throws water away from the stone or applying a skin of thermocromex lime-based render over. We would not recommend a stone consolidant as the results over the past 20 years of its use are mixed. Fully prepare walls and ceiling in stairwell below and repaint, using a stain inhibitor, primer and 2 coats of microporous paint.		A	COS 1.4.2 COS 5.3			
4	Northern edge of roof - access ladder	Holmes Miller	Existing roof access ladder may not be compliant	Existing access ladder and safety cage system to be assessed and, if possible, retained, repaired and repainted - if not replacement required.		A	COS 2.9a			
5	West and east sides of rooflight	Holmes Miller	Unsafe access past rooflights	Safety Lines added to both sides of rooflights to prevent personnel falling thro. Safety Line on west side to be secured to uprights supporting ductwork (once structural engineer has verified that this is acceptable). Safety Line on east side to be secured to stone wall.		A	COS 2.7			
6	Northern end of skylight above grand staircase	Holmes Miller	Water ingress over main grand staircase to be investigated.	Access is required to inspect this area. Allow for replacing 1 sheet of glass with 6mm Georgian Wire glass. Flashing to northern verge of skylight to be replaced in code 6 lead and secret gutter formed at junction of slates.		A	COS 4.7			
7	West elevation	Holmes Miller	Plants growing at parapet level.	All vegetation to be removed. Any open joints from root systems to be cleaned and repointed using a lime-based mortar.		A	COS 1.1			
8	West elevation	Holmes Miller	Badly eroded stone in top left hand corner Missing detail from stone parapet to central window	Stone to be indented using a petrographic and visual match to existing stone - approx size is 400x400x50mm deep Carved indent to handrail - approx size 400x150mm		B-plus	COS 1.4.1			
9	West elevation	Holmes Miller	Spalling stone cornice above northern bay	This stone to be inspected and brushed back to a sound base if necessary using a bristle brush and a wooden spatula		C	COS 1.4.2			
10	South Elevation	Holmes Miller	What appears to be a skim coat of cement or linestone has been applied to a 2.5m length of a single course of stone	This area to be inspected and if skim coat is found to be cement or linestone it is to be carefully removed.		C	COS 1.4.5			
11	Rooftop plant room	Holmes Miller	Damaged timber roof fascia board	Timber fascia to be repaired and reprimed and painted with an external paint system		B-plus	COS 2.4a			
12	Main pitched roof	Holmes Miller	Many broken and slipped slates	Replace all broken and slipped slates using either Siga 120 or sound second hand slate from a reliable source (as approved by architect)		A	COS 2.2b			
13	Pipework	Holmes Miller	All pipework has missing or damaged lagging	Renew all lagging to external pipework		B-plus	COS 2.1			

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14	Small rooflight on East Elevation	Holmes Miller	Poor flashings around rooflight. Panels appear to be cracked	Replace rooflight with a 'Conservation'-style rooflight to match existing and renew flashings in code 6 lead		A	COS 4.5			
15	Ridge tiles	Holmes Miller	Ridge tiles have been removed where large duct enters roof	All concrete ridge tiles to be removed and replaced with a code 8 lead ridge piece.		A	COS 2.3a			
16	Around ducts and cowl penetrations	Holmes Miller	Vegetation growing	Remove all vegetation and debris. Lead saddle behind parapet stones to be removed. Substrate to be reformed into a double pitched slope to prevent vegetation and pigeons gathering. Substrate to be 18mm WBP ply on timber furring pieces. Code 7 lead to be used for new saddle gutter.		B-plus	COS 2.5b			
17	Rooftop plant room	Holmes Miller	Spalling render	Cement render to be removed from west elevation. Galvanised walkway to be temporarily removed to allow render to be replaced. Substrate to be sound and smooth before applying a new Thermocromex (Mason's Mortar) render - lined out.		A	COS 1.8			
18	Below north gable	Holmes Miller	Poor leadwork on cornice below	Allow for replacing lead on full length of cornice using code 7 lead on cornice and a code 6 lead apron flashing for full length of cornice - lapped into existing raggle		A	COS 2.5d			
19	Cornice to north of plant room	Holmes Miller	Existing asphalt shows signs of cracking	Asphalt to be carefully removed and replaced with code 7 lead. Apron flashing in code 6 lead to be lapped over main cornice and ragged into wall		B-plus	COS 2.5e			
20	Rainwater outlet to NE corner of main pitched roof	Holmes Miller	Grating missing	Domed grating to be fixed over new outlet once rwp has been jetted clean. Consider dye test to ensure there are no leaks.		A	COS 3.4			
21	Lighting conductor	Holmes Miller	Conductor tape is not secured	Specialist to be commissioned to test the lightning conductor system and refix tape as necessary		A				
22	Large vent ducts	Holmes Miller	Lagging and insulation is peeling off	Ducts are to have old lagging/insulation replaced with new		B-plus	COS 2.1			
23	Timber duckboards are stored in lead gutters	Holmes Miller	Timber duckboards are stored in lead gutter	Duck boards to be removed		A				
24	Main rooflight	Holmes Miller	Cracked pane of glass in main rooflight	Replace cracked pane with new pane to match existing (Georgian wire)		A	COS 4.7			
25	Upstands at top of main rooflight	Holmes Miller	Flaking paint to timber upstands (west side) Rotting timber upstands (east side)	Upstands to be suitable prepared and painted using 3 coat external paint system (west) Upstands to be replaced using WBP ply and painted in 3-coat system (east)		A	COS 5.3			
26	Base of rainwater pipe from roof 4 to lead gutter of small roof at south end of this roof	Holmes Miller	Rusting base of rwp Rainwater outlet and internal pipe to be jetted to ensure no blockage. Consider dye test to ensure whether there is a leak as there is flaking paint internally below here	Base section of cast iron rwp to be replaced to match. Install domed grate to outlet and renew outlet. Fully prepare walls and ceiling in stairwell below and repaint using one coat of stain inhibitor and 2 coats of diamond matt emulsion.		A	COS 3.1, 3.2, 3.3 COS 3.4 COS 5.3			
27	Gutter adjacent to southern end of rooflight	Holmes Miller	Gutter drip doesn't look like the min. height of 50mm	Lowest section of lead gutter to be uplifted and formed so that the drip is 50mm. Code 7 lead to be laid over top of new WBP ply.		A	COS 2.5f			
28	Flashing to new rooflight	Holmes Miller	Flashing is bent	Flashing to be renewed		A				
29	Skew flashing to western skew of small southern roof	Holmes Miller	Raggle has cement pointing and render above. Evidence of staining in stairwell below	Cement render to be removed and replaced with lime-based render. All mortar pointing to raggle to be removed and replaced with 2-part polysulphide mastic. Fully prepare walls and ceiling in stairwell below and repaint, using a stain inhibitor, primer and 2 coats of diamond matt emulsion.		A	COS 1.4.5 COS 2.3b COS 5.3			
30	Wall below SW corner of Roof 4	Holmes Miller	Stone repair appears to have been done in linestone	Linestone to be carefully removed and replaced using ST.one from Masons Mortars.		B-plus	COS 1.4.5			
31	Lead gutter at southern end of roof	Holmes Miller	Standing water in gutter. Drainage pipe in wall is too high	Drainage pipe to be removed and a proprietary 'Parapet Outlet' installed at gutter level to allow standing water to escape		A	COS 3.7			
32	Rainwater outlet at SW corner of small roof	Holmes Miller	Evidence of staining in stairwell below	Renew rainwater outlet and install a new domed grating. Rwp to be jetted to ensure no blockage and consider dye test. Fully prepare walls and ceiling in stairwell below and repaint, using a stain inhibitor, primer and 2 coats of diamond matt emulsion.		A	COS 3.4 COS 5.3			
33	Internal - Paintwork to upper stairway and landings	Holmes Miller	Staining and flaking paintwork to ledge below rooflight	Complete redecoration to Grand Hall upper staircase to include ceiling/rooflight surrounds, walls (upper wallpapered and lower panelled) and existing painted timber. Previously painted surfaces to be painted with 1 coat of stain block followed by 2 coats of diamond matt emulsion. Cost to be shown inclusive of access equipment required. To include all bulkhead walls and upper stairway walls. All timber to be fully prepared and painted with n1 coat of undercoat and 2 coats of diamond gloss.		D	COS 5.3			

ROOF 1B										
Item No.	Location of Defect	Surveyor	Description of Defect	Recommended Repair	Area (m²)	Category	Drawing or specification reference	Budget Cost	Client Approval	
34	Junction of slate roof eaves and wide lead gutters	Holmes Miller	Potential pitting of lead gutter	Fit code 5 sacrificial lead flashing under bottom row of slates using terne-coated stainless steel clips.		B	COS 2.5a			
35	Pipe penetrations thro' slate roof	Holmes Miller	Possible water ingress	Fit lead slate piece (code 6) around pipe		A	COS 2.5c			
36	Slate roofs	Holmes Miller	Lack of safe access	Proprietary metal Inclined Access Walkways to be secured to a number of areas of the slate roof. Where they are against a wall, only 1 handrail is required, otherwise 2 handrails will be required.		A	COS 2.10a			