



Repairs and Refurbishment Works to:

Aberbeeg Hospital,
Aberbeeg,
Abertillery
NP13 2DA

Project Overview

Project: Aberbeeg Miners Hospital – Roof replacement works

Duration of works 24 weeks.

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This disused Grade II listed building is a former mental hospital that was constructed in 1922.

The roof areas are in a poor state of repair with water damage causing internal damage to loft spaces and inner ceilings which are deteriorating and caving in.

The proposed works aims to protect the fabric of the building, while future use is yet to be determined.

The proposed works are listed below, commencing with zone A with the remaining two zones following in succession over the allocated programme.

Schedule of Proposed Works



Aerial view showing the proposed area of works to the main building, Aberbeeg Hospital..

- Erect scaffolding to main building commencing with Zone A, followed by zones B & C over the contract period of 24 weeks.
- Remove asbestos soffits.
- Take down and rebuild chimneys.
- Strip existing roof areas in zone order and replace on a like for like basis.
- Fit new timber soffit and fascia boards
- Replace Rainwater goods.

Work Proposed	Why Work is Necessary
Roof covering renewal	The existing battens have been fitted using steel nails, as a result they have rusted causing nail fatigue. This has then allowed the battens to move and allow the tiles to slip which is made worse during strong winds or heavy snow, which the building is susceptible to due to its location.
Replacement of asbestos soffits being replaced by timber soffits.	Asbestos removal for health and safety reasons, to ensure that there is no future risk instead of encapsulating.

Take down existing chimneys and rebuild on a like for like basis	The chimneys are considered unstable, vegetation growing out of the mortar joints which has resulted in movement and cracking
Replace the existing rainwater goods to match existing	There has been little or no maintenance over recent years, as a result the gutters have been leaking at various points resulting in water cascading down the exterior fabric causing damp and ingress issues.

Method Statement

1. We will commence by erecting scaffolding to Zone A, the first chimney located in Zone A can be carefully taken down, the bricks to be cleaned and set aside for the rebuilding. We can then rebuild the chimney using a lime mortar to match the lime to sand/aggregate ratio of the existing historic mortar using gauging boxes and mixing by hand. We have sourced replacement bricks from a local reclamation yard to cover any shortfall for the rebuild.
2. Works then will commence to the remove the existing asbestos soffit boards using a licensed contractor, all waste material will be disposed of by the licensed contractor.
3. Once we have a clearance certificate from the Asbestos contractor, works will commence to carefully remove the existing roof tiles and set aside, removal of the existing battens and roof felt which will be disposed of. We will then re-felt and batten the roof using bitumen 1F felt that has a non-woven, short fibre construction and treated roofing batten. The tiles that were set aside will then be refixed and any shortfall in tiles will be supplemented by the use of reclaimed tiles to the nearest match, these tiles will be installed on elevations that are on the back side of the building, or locations that cannot be easily seen from ground level. Any cement fillets will again be completed with a lime mortar mix to be approved prior to works commencing.
4. Installation of treated softwood fascia and soffit board to match existing, we will be using the Dulux Weather Shield exterior paint range, colours to match existing.
5. We will also be looking to replace the existing rainwater goods using the Alumasc cast iron gutter range. The client has a number of new extended cast iron brackets on site that were made by a foundry in nearby Newport. We have contacted the foundry, and they are still able to supply / produce these for us going forward so we can again match the existing systems

Works will commence in zone A on the photo above, followed by zones B & C over the contract period.



Zone A where the works will commence.



Zone B



Zone C

