

SUMMARY - SURVIVING HISTORIC ELEMENTS BUT CONDITION POOR

ORIGINAL SLATES HAVE NOT BEEN CLOSELY INSPECTED FOR CONDITION BUT SOME HAVE SLIPPED OR ARE MISSING

ORIGINAL BRICKWORK TO CHIMNEYS PARTY WALLS AND PARAPET IN POOR CONDITION
- MANY JOINTS ARE LACKING MORTAR

PATCH REPOINTING HAS BEEN DONE IN CEMENTITIOUS MORTAR - FACE OF BRICK IS DELAMINATING

RENDER AT PARTY WALL APPEARS TO BE A HARD CEMENTITIOUS MATERIAL THAT HAS LOST ITS KEY TO THE BRICK SUBSTRATE

A CEMENT FILLET APPEARS TO HAVE BEEN USED AS A WEATHERING AND FILLING MATERIAL
- IT HAS CRACKED AND IS LIFTING AWAY FROM THE BASE OF THE WALL

LEAD FLASHING WHERE IT IS USED IS NOT PROPERLY BONDED INTO THE WALL
- NOR IS THERE A DOUBLE LAYER ON THE UPSTAND TO PREVENT CAPILLARY ACTION OF WATER

SUSPECT WATER PENETRATION IN ATTIC ARISES FROM THE POOR CONDITION OF POINTING AND INADEQUATE WEATHERINGS

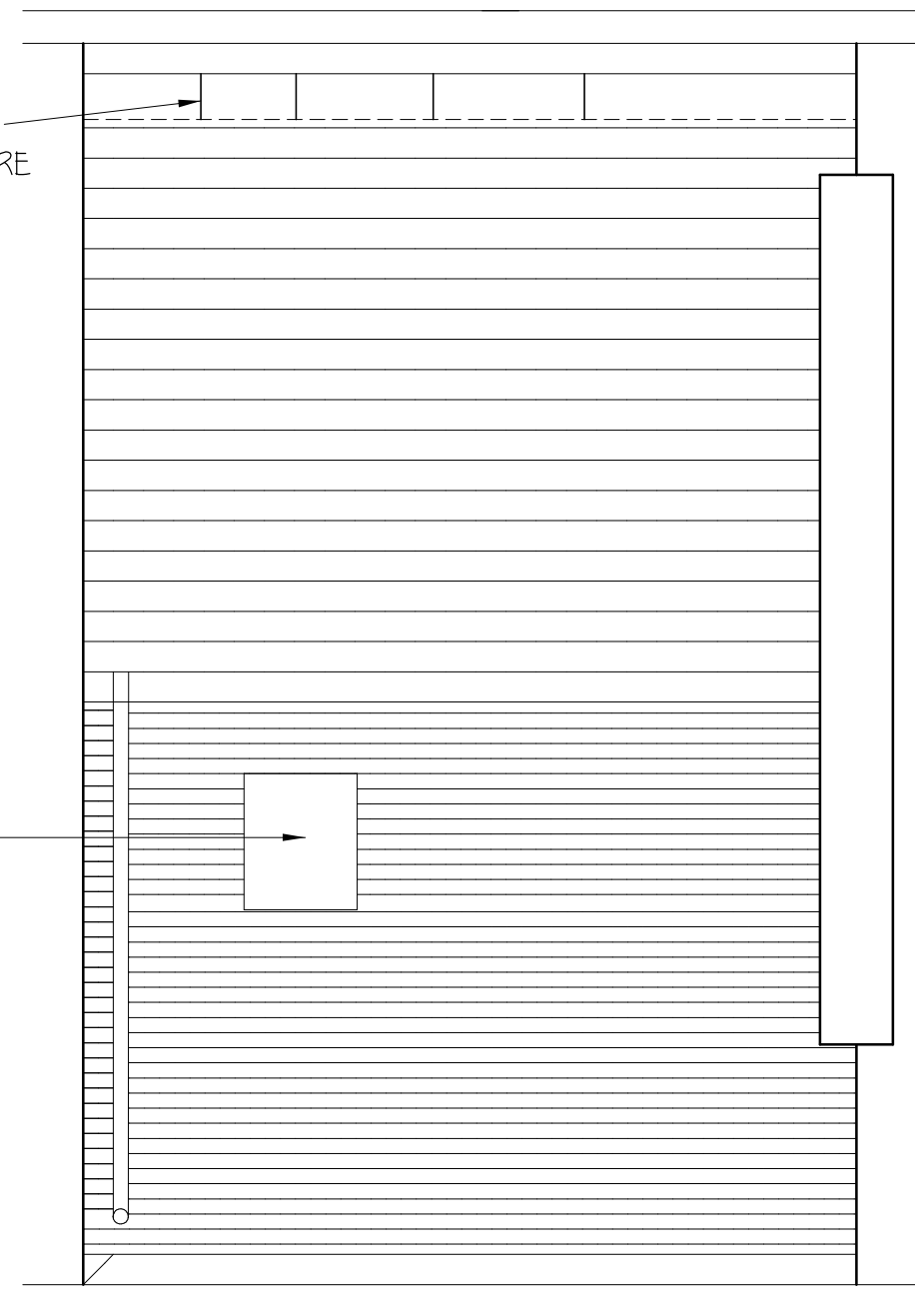
PARAPET GUTTER IN VERY POOR CONDITION AND ALLOWING WATER INGRESS
- CLOSE INSPECTION OF GUTTER AND CONDITION OF LEAD COULD NOT BE CONDUCTED DUE TO WEATHER AND CRITICAL CONDITION OF GUTTER PLATE

DROP AT GUTTER VERY SHORT - AN IDEAL DROP OF 100 - 150 MM IS REQUIRED
- TO PREVENT WIND DRIVEN RAIN TO ENTER ROOF

SUGGEST A SPROCKETED EAVES BOARD TO TILT SLATES UP FOR BETTER DROP WHEN PARAPET GUTTER REPAIRED

DORMER
STRUCTURE
ORIGINAL

LEAD
COVERED
ACCESS
HATCH



CONDITION SURVEY - ROOF PLAN



ORIGINAL SLATES and ridge tiles



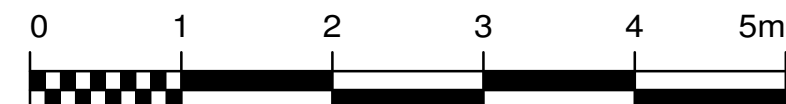
missing slates and intrusive services



repointed brickwork harmful



party wall - poor



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DRAWING
CONDITION SURVEY
ROOF plan

DRG. No	REVISION
32	-
SCALE	DATE
1:50 @ A 3 paper	12 JAN 2018