

APPENDIX 1

Stalybridge Civic Hall Roof Condition

The following comments and defects taken from roof condition survey:

1. There is widespread breakage to the original Welsh slate coverings.
2. The metal trapezoidal gutters are badly choked and blocked with general debris and rubbish accumulation.
3. There are several sections, particularly along the ridge line, where open gaps are evident between the slate coverings, resulting in points where water ingress is readily accessible into the internal building fabric.
4. A large number of cracked, slipped and broken slates were evident.
5. Sections of the vertical weatherboarding (at the junction between the roof slopes), is badly weathered and there are localised areas of timber decay.
6. Evidence of deterioration to the polyethylene based under-slatting membrane, particularly where exposed at the bottom edge of the slates.
7. Localised sections of the rooflight glazing is cracked and broken. Short term repairs have also been attempted to the same with a 'Flashband' type material.
8. Localised sections where lead cover flashings are partially dislodged.
9. Areas of diminished / decayed leadwork which is no longer providing waterproofing protection.
10. The timber walkways over the roof slopes are badly weathered and extremely slippery underfoot.
11. Large timber panels are loose and strewn within the gutter linings and are affected by timber decay, with broken slats.
12. Sections of the lightning conductor are loose at the mechanical fixings and is untidily laid over some of the roof slopes, particularly over the front west facing elevation sections.
13. The half-round PVC gutters have buckled and do not provide efficient drainage to the underlying trapezoidal gutter. Furthermore there are no downpipes connecting the pvc gutters to the same which is resulting in surface water splashing into the trapezoidal gutter (which will cause unnecessary surface erosion and prolonged damage to the same).
14. Short-term repairs to the trapezoidal gutter outlets.
15. Heavy areas of vegetation and moss growth across the roof and perimeter walls.
16. The original gutter brackets are heavily rusted and are no longer providing a function.
17. Render to the parapet walls has diminished and is now leaving masonry exposed.
18. The timber ogee gutters are in a poor condition with breaches evident at their joints, resulting in staining and issues of damp to the masonry below. The gutters also appear to have received a retrospective repair with a liquid applied treatment which is now heavily vegetated and is longer providing the intended weather protection to the timbers.