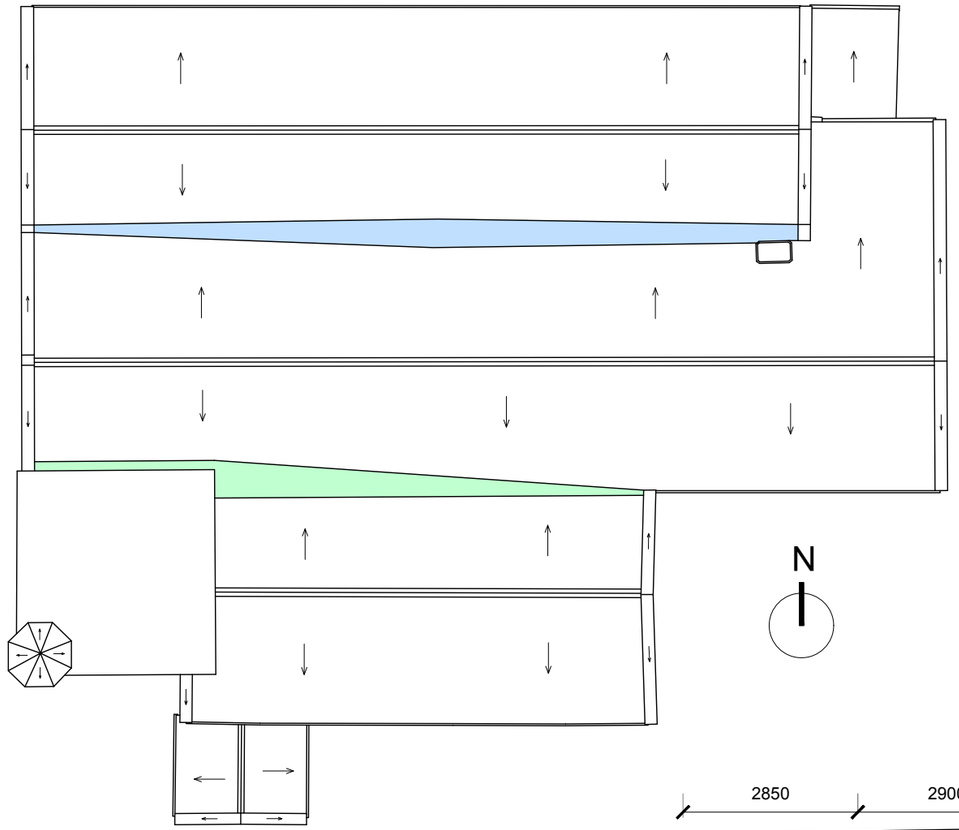


1/201 Roof Plan
1:200

Above roof plan indicates location of valley gutters that are to receive new works. The scope of works are defined in the schedule of works and on the adjacent drawings.

North valley gutter: refer to detail 2/201 and 3/201

South valley gutter: refer to detail 4/201 and 5/201

Site Inspection

Following recent water ingress through the roof structure, an inspection was carried out on the 7th September 2020 to investigate possible damage to the the existing valley gutter to the valley gutters. During the inspection it was identified that the lead valley gutter had failed in a number of areas, including:

- Multiple cracks were identified to the bays of the lead gutter. These cracks are believed to be caused as a result of the previous installation of the lead gutter in which some bays were installed in excess of the maximum requirements set out by the Lead Sheet Association (LSA) which requires single bays of lead gutter to be no more than 3m in length (including flashing and dressing to drips).
- The lead dressed up the pitch of the roof is inadequate (approx. 50mm). The valley's to both sides of the roof are discharging a large volume of surface water from the roofs and during peak output of rainfall the valleys will be holding water.

The inspection to the north valley was accessible via a tower scaffold erected at the west end. The south valley was inspected from the Tower. Due to the extent of evidence of water ingress to the interior of the church below the south valley, it is anticipated that the lead is deteriorating similar to that of the north.

Scope Of Works:

Lead Gutter Replacement: All drawings to be read in conjunction Specification H71 'Lead Sheet Coverings/Flashings'. The work is to be undertaken under a JCT Repair & Maintenance Contract.

The Contractor is to allow for removal of all bays of the existing lead gutter to both valleys including all fixings, flashing, drips, upstands an substrate.

The Contractor is to coordinate with the Architect to ensure that upon the removal of existing lead the Contractor and Architect can inspect the area for further damage below the external finish which may have been caused from water ingress i.e. rafter feet, truss ends.

The contractor is to allow for the replacement of all lead sheet, drips, fixings, flashing's and substrate in accordance with specification H71.

Therefore the Contractor is to allow for the replacement of all lead, drips and fixings to all bays of the existing gutters to the north and south valley. Upon replacement, the bay lengths will be reduced in order to be in the tolerance of code 6 lead sheet sizes.

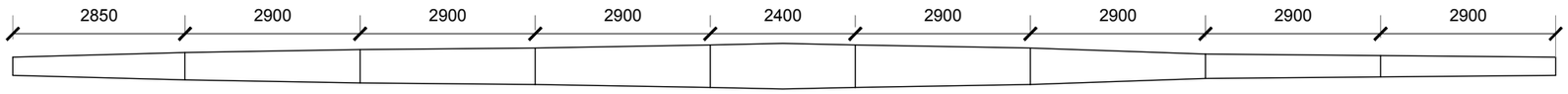
The Contractor is to allow for creating records throughout the works in accordance with clause H71/140 of the specification.

Should the gutter replacement progress beyond 1 working day, the Contractor is to allow for temporary weather protection and rainwater diversion to the area of the works.

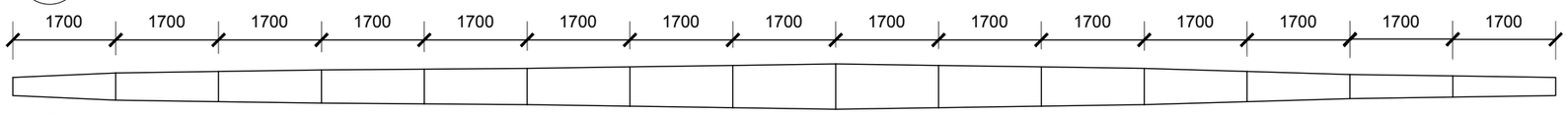
The Contractor is to coordinate with the Architect to ensure that a final inspection is undertaken at the time of completion and before scaffold/access is removed.

Upon completion of the works any scaffold or similar access is to be removed as soon as possible to prevent unauthorised access to the roof, which would increase the risk of theft of lead from the roof.

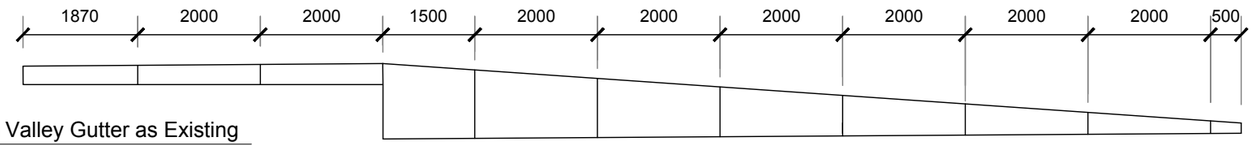
Tile Repair: The contractor is to allow for the replacement of 40 slates to match existing along the valley gutter which may be missing, broken or damaged.



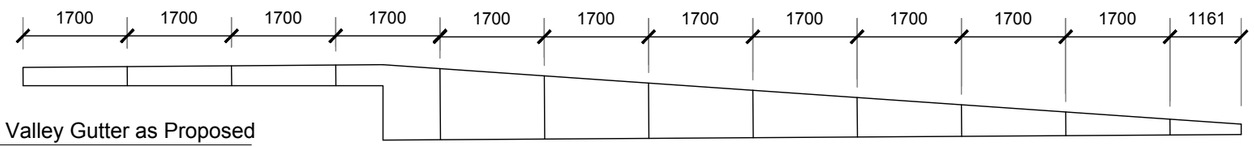
2/201 North Valley Gutter as Existing
1:100



3/201 North Valley Gutter as Proposed
1:100



4/201 South Valley Gutter as Existing
1:100



5/201 South Valley Gutter as Proposed
1:100

Notes:
Drawings are based on survey data and may not accurately represent what is physically present.

Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.

All dimensions are in millimeters unless noted otherwise.

Volute Architects shall be notified in writing of any discrepancies.

ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION
First issue	15.09.2020	AN	AN	Development of faculty and tender information

CLIENT THE PARISH OF ST MARYS CHURCH, ABERAVON

PROJECT ST MARY'S CHURCH, ABERAVON

DRAWING TITLE PROPOSED WORKS TO VALLEY GUTTERS

SIZE & SCALE A3 @ XXX

JOB NUMBER 20-1012

DRAWING NO. 201 REVISION -

DRAWING STATUS FACULTY / TENDER

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