Roof slope 21 & 23

Description of Existing Roof Configuration :
Large faceted glazed lantern roof flanked by asphalt flat roof channels. Lantern is formed with a slate pitched roof apex flanked with segmented glazed roof slopes. Grey slates with socketed clay ridge roof. Timber fascia boards terminates slate roof. Black uPVC gutters fixed to fascia boards discharges rainwater directly onto asphalt cheeks on east end of roof. Each end of the slate roof terminates onto brick gables with stepped lead flashing. Single glazed segmented aluminium framed glass lights cover over original glass lights as secondary glazing. Original lights are fixed between asphalt coated primary rafters/trusses. Raised asphalt coated parapets terminates secondary glazing light/panelled roof slope. Each end is capped with solid stepped aluminium panels/cheek which terminates the glazing panels on the side. Brick gable with cut sandstone coping stones with cementitious pointing and return walls to south of roof along with asphalt coated cheeks butted up at each side. West end of roof terminate with asphalt covered cheeks and brick gable. Brick services block sits on gable end with small timber panelled door and steel stair mounted to one of the cheeks providing access.

Condition:
Asphalt roof generally in satisfactory condition although signs of stress evident at changes of direction. Some larger cracks present in these areas. Pooling water indicates inadequate falls. Some open joints to coping stones with inappropriate mastic used in places. Stonework generally in good condition. Brickwork generally in satisfactory condition although inappropriate pointing evident in places to south gable. Modern glazing system generally in good condition but vegetation present to glazing bar cappings. Duck boards and cable trays impede free flow of rainwater off the roof.

Scope of Repairs:
- Carefully remove all vegetation and rake out failed mortar joints to masonry walls and coping stone and repoint using appropriate lime based mortar.
- Allow to clad 4no. asphalt cheeks and roof to services room in lead to appropriate detail.
- Allow to provide new cast iron rainwater goods.
- Allow to strip carefully redundant lead work from original roof lights and were neccessary replace with new.
- Allow to prepare and redecorate fascia boards.
- Clean off vegetation growth and weather stains to aluminium frames and caps/cheeks.
- Allow to replace slipped and damaged slates on pitched roof with matching slates. Allow for 10% replacement.
- Re-fix bottom slate cover flashing to north slope.
- Re-bed clay ridge tiles to slate roof.

Roof slope 24

Description of Existing Roof Configuration :
Faceted roof with East/West facing lights linked by flat roof at high-level. Upstands to head of roof lights create steps either side of flat roof. One chute and hopper provided to north and south gables. Joggled stone copings present to gable with asphalt dressed under. Asphalt cover flashings provided where copings meet lights to 4 corners. 3no. 110mm diameter vents present to flat roof. Modern aluminium roof-lights present with spandrel panels. Aluminium capping pieces are fixed directly into the raking coping stones. Standard stretcher bond brickwork with combination of lime and cementitious pointing. There are no cover-lashings present to asphalt upstands to base of brick gables. Brickwork to south gable differs to brickwork elsewhere on roof (north gable of R22) as attempt has been made to match brickwork with elevations below.

Condition:
Asphalt roof generally in satisfactory condition although signs of stress evident at changes of direction. Some larger cracks present in these areas. Pooling water indicates inadequate falls. Some open joints to coping stones with inappropriate mastic used in places. Stonework generally in good condition. Brickwork generally in satisfactory condition although inappropriate pointing evident in places to south gable. Modern glazing system generally in good condition but vegetation present to glazing bar cappings. Duck boards and cable trays impede free flow of rainwater off the roof.

Scope of Repairs:
- Allow to replace existing asphalt roof with zinc roof dressed over heads of flanking roof-lights.
- Clean off vegetation growth and weather staining to aluminium frames and caps to roof lights.
- Allow to rack out and re-point copping stones and brickwork.
- Provide new lead cover flashings to upstands of surrounding flat roofs.
- Allow to reconfigure chute detail from roof and provide overflow to associated rainwater hopper.

Key

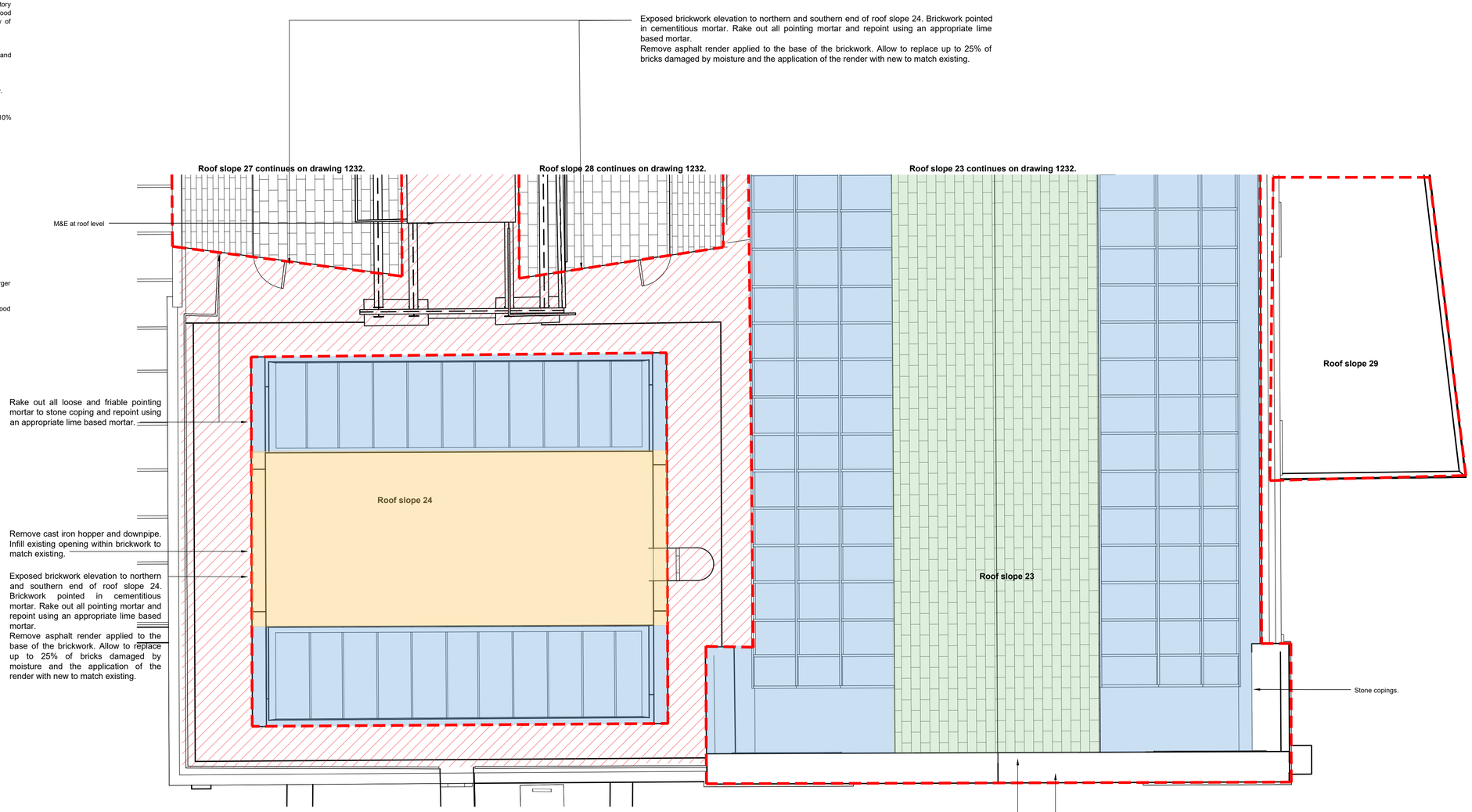
Existing asphalt roof covering to be carefully removed. Make good existing substrate in preparation for new roof covering and configurations,

Modern aluminium framed glazing over traditional glazing below. Clean off vegetation growth and weather stains to aluminium frames and caps/cheeks. Strip redundant lead work from original roof lights.

Cart offsite existing loose timber decking. Existing asphalt roof covering to be retained and prepared to support new roof covering as shown on drawing 2233.

Slate roof covering -- Replace slipped and damaged slates on pitched roof with matching slates; allowance for 10% replacement

slate roof covering -- allow to carefully take up bottom three rows of slates to enable installation of new flat roofing membrane. Set aside for refitting following completion of flat roofing works.



1 - Roofslope 23, 24 & 29 - Roof Plan as Existing
Scale 1:50 @ A1

Notes
1. Any dwg format drawing is to be read in conjunction with and at the scale of the accompanying pdf.
2. Where colours other than black or grey are used, the drawing must be plotted in colour.
3. For status 'C' (Construction) drawings all dimensions are to be checked on site by the contractor, scaling is for Local Authority purposes only.
4. Unless otherwise indicated, all dimensions are in millimeters.
5. All information on this drawing is to be read in conjunction with the relevant Donald Insall Associates specification and trade contractors' drawings and information by specialists.
6. In the event of any discrepancy, please contact us immediately.
7. This drawing may contain survey information by others and is to be used solely for the purposes for which it was issued.
8. These are uncontrolled documents issued for information purposes only. If you have any queries regarding the drawings, please contact DIA immediately.
9. Please note DIA cannot be held responsible for any errors arising from changes made to an uncontrolled dwg file.

© 2017 DONALD INSALL ASSOCIATES LTD

Drawing Status
- F Feasibility
- S Sketch Design
- P Planning
- B Building Control
- D Developed Design
- M Measurement
- T Tender
- C Construction
- R Record

Rev	Date	Dwn	Auth	Revision
4	04-09-20	FXS	MTO	annotations updated to reflect technical design, issue for costing
3	24-06-20	HXD	EJ	Ameded to suit survey information
2	03-06-20	HXD	EJ	Annotation updated
1	01-05-20	HXD	EJ	Annotation updated
0	23-04-20	HXD	EJ	Initial Issue

Donald Insall Associates
Chartered Architects and Historic Building Consultants
Y Becws, Pool Lane
Conwy LL32 8PZ
(+44) 01492 592 378
conwy@insall-architects.co.uk

Walker Art Gallery, Liverpool

Roofslope 23, 24 & 29
Roof Plan As Existing

Project	No
WAGL.01	1233

Scale (A1)	Status	Revision
1:50	D	4