

# Central Library Roof Report

PLEASE REFER TO APPENDIX 1 AND 2 FOR AREA LOCATIONS

Monday, 07 December 2020

Prepared For Blackpool Council



### Area 1

Sarnafil Flat Roof And Lantern

Lantern with inadequate upstands, poor detailing, insufficient fall to outlet, allowing water ingress.

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### Area 1

Upstand Lead Dressing

Lantern upstands inadequate

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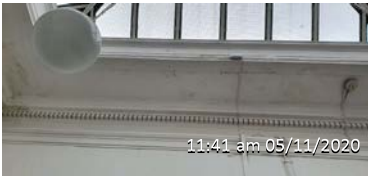


### Area 1

Lantern Internal View

Inside view of lantern with damp staining to moulded features and internal skirts.

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### Area 1

Internal Lantern Water Stains

Water ingress around external upstands

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### Area 1

External Upstand To Lantern

Upstand to lantern poorly detailed, sarnafil should be dressed over the top of the softwood upstands.

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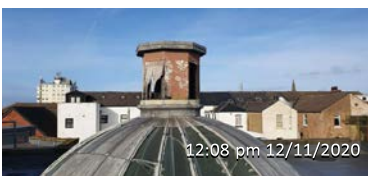


### Area 2

Internal Water Stains Around Dome

Water stains from poorly detailed upstands, glazing bars and plywood vent

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### Area 2

Rotted Vent Cladding

Dome vent box, rotten and open to sides allowing water ingress.

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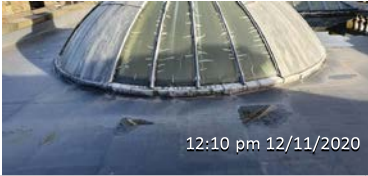


## Area 2

### Vent And Dome

Rotting vent housing and poorly detailed roof holding water

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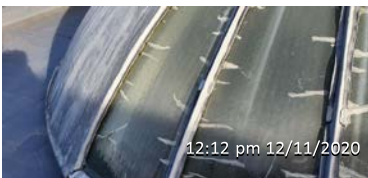


## Area 2

### Dome Glazing Cracked

Glazing directly to steel T sections has caused curved panes to crack.

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## Area 2

### Lead Covers To Glazing Joints

No lead calmes behind covers. Specialist advice is needed on how these should be detailed. The glass has had film applied to assist in maintaining it's integrity.

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## Area 2

### Access To Dome

Any work to the dome will need a crash deck installing internally due to it's fragility.

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## Area 3

### Flat Lead Aprons

Poorly detailed and inadequate allowance for expansion. Trough gutter holding water due to collapse/ inadequate falls of carcass boards.

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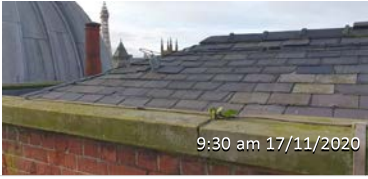


## Area 4

### Trough Gutters

Narrow box gutters holding water due to collapse/ poor detailing. Flashings have become detached from wall in several places.

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### Area 5

#### Hip End

Hip end with loose and displaced slates and ridge lead allowing water ingress.

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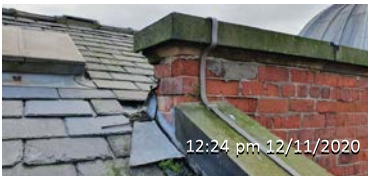


### Area 6

#### Detached Flashings

Flashings loose and detached, friable brickwork behind lead.

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### Area 6

#### Detached Flashing

Large cover flashing detached.

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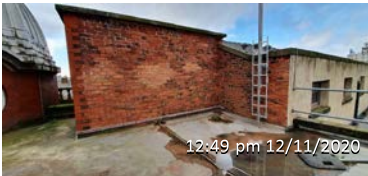


### Area 7

#### Flashing Above Library Stair

Flashings completely detached.

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### Area 7

#### General

Brickwork friable, flashings in poor condition

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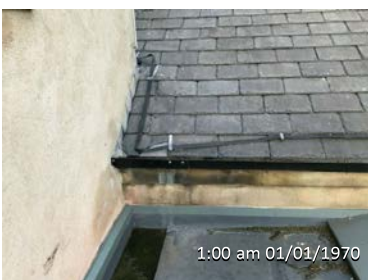


### Area 8

#### Insufficient Slate Cover Over Lead

Steel gutter, flashing and slates need minor work to prevent water ingress.

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### Area 8

#### Steel Gutter

Steel gutter has insufficient fall and water stains to render indicate that the gutter has been overflowing. Another outlet could be installed to discharge onto the corridor flat roof.

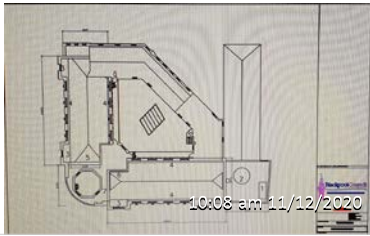


## Appendix 1

Internal Damp Locations

Drawing with Internal Damp Positions

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## Appendix 2

Roof Elevations

Roof Elevations with Area Locations

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