

CANTEEN BUILDING NESTLE HAYES

22878

Tuesday, 10 November 2020

Prepared For Barratt West London

9 Issues Identified

Sophie Pourou

Garhigh (Southern) Ltd





Rear Access To Canteen

Heras fencing to site compound
 Scaffold for access will need 2 lifts 1 into ridge line due to height difference
 Loading bay in centre to store waste sheets before loading to skips also new sheets loaded to here for install
 Crush to soil to aid access route for lorries by Barratts
 Hoist required to carry from loading bay to skip and new sheets to loading bay by Barratts
 40 yard skip required for asbestos waste only
 Decontamination unit required to segregate workers and washing facilities
 Non notifiable under HSE due to asbestos cement sheets



Main Roof Internal

Roof sheets have been identified as containing asbestos and therefore require removal to specialist asbestos skips, removed by asbestos awareness trained operatives with appropriate PPE
 Some roof sheets contain cracks and holes, these are common signs of defects for a roof of this age and material.
 Cleaning and/or coating is not a suitable method to repair or waterproof this roof as the sheets must be in a stable condition prior to application.
 The steels are showing signs of light corrosion however are deemed safe by a structural survey, propping to trusses required.
 Safety netting will be installed to the purlins to provide fall protection
 Scissor lift may be required for rescue plan
 Scaffold to RHS & LHS for internal crash deck and gutter inspection
 Internal storage area to be cleared and cleaned, no material or access to be provided to any other traders during works due to operatives working overhead, risk of falling materials.
 On completion cleaning will take place to remove any remnants of asbestos, however this will not be extended to the cleaning of pigeon excrement.



Gutter Internal

Metal gutters are showing moderate to severe signs of corrosion and are the main cause of water ingress into the canteen building.

Scaffolding is required to underside of gutter for inspection prior to works taking place and also to be used as a crash deck incase of its fragile condition.

Gutter brackets require close inspection to confirm new waterproofing can be installed. Axter excel HRS to be installed into gutters with Hyranger TS underlay. App 1



Main Roof External

Roof sheets have a large amount of moss build up, growth from surrounding walls also showing dampness contained within, holes in sheets allowing water ingress

Roof sheets have been identified as a trafford sheet , unfortunately these are no longer available however a similar profiled sheet can be installed as a like for like, Joris steel profiled sheeting JIC 32.167.1000, once access afforded to measure peak and trough of existing sheet and match. Standard colour to be goose wing grey. App 2

We could not guarantee any repairs to this roof and would not recommend overlaying it due to risks of condensation and the additional weight to existing structure therefore we recommend removing and reinstalling in its entirety.

Additional safety requirement for working on fragile roof when removing sheets - Youngmans with hand rail and lanyard hooked on to harness.



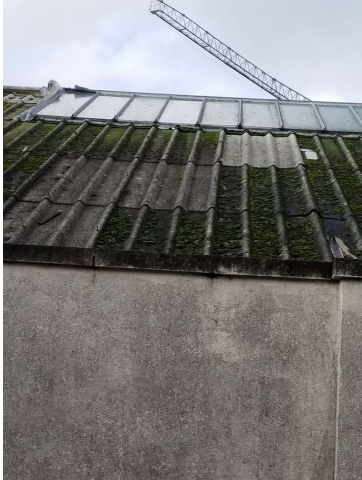
Right Hand Elevation

Single lift scaffold to be erected for access onto roof over parapet wall.

4 boards wide used for walkway.

No works required to felt flat roof.

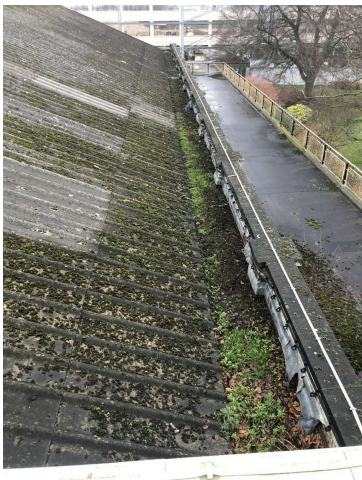
Access through building to be closed.



Rooflight

No works to be carried out to rooflights

Where flashings have already come away to sides of rooflights and the bottom where they join the new metal sheets a new flashing will be installed. App 3



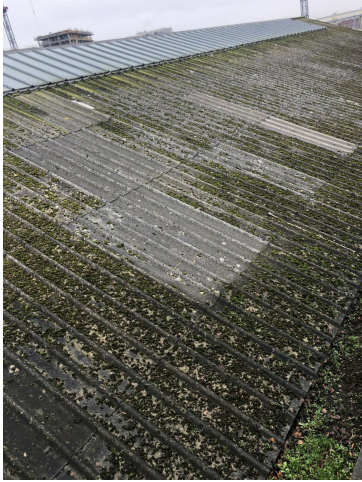
Gutter External

The gutters are blocked with debris and moss build up.

Gutters require thorough cleaning to inspect condition closely.

Options to supply and install a purpose built lightweight gutter liner, if gutter brackets are in a sound condition, these may need to be replaced or repaired.

Alternatively gutters can be re-lined with a liquid or felt membrane, dependent upon condition.



Conclusion

Review in full once scaffold erected to confirm the following

If single skin
Gutter condition
Rooflight fixing

Appendices

- App 1 - data sheet for Excel HRS to be used in gutter
- App 2 - data sheet for metal roof sheet
- App 3 - fixing guide for rooflight flashing
- App 4 - metal sheet installation Guide