

Purcell & Mann Williams
on behalf of MTCBC

1.0 Roof

Opening Up

1.1 Roof R2.23. Tower/Merlon & Parapet

Task

Remove vegetation and break out cementitious/bituminous roof covering to tower/merlon (c.1sqm)

Dismantle roof covering of tower/merlon and section of parapet (c.1lin.m)

Temporarily protect

Make good following inspection

Reason

Ascertain extent of water penetration to mortar flaunching detail and whether lead apron/flashing is continuous through masonry.

Reinstatement strategy

The structure will need to be rebuilt to match the existing appearance. However the exact method of rebuilding will require discussion and agreement with Cadw following the investigation works. As the current detailing is failing, it is likely that some improvements to the detailing will be required in order to shed water from the structure more effectively. It is suggested that a condition be attached to the LBC to require detailed drawings and a specification for the reinstatement works, within an agreed time scale.



1.2 Roof R1.3. Tower/Merlon

Task

Dismantle centre of tower/merlon and open up roof (c.1sqm)

Temporarily protect

Make good following inspection

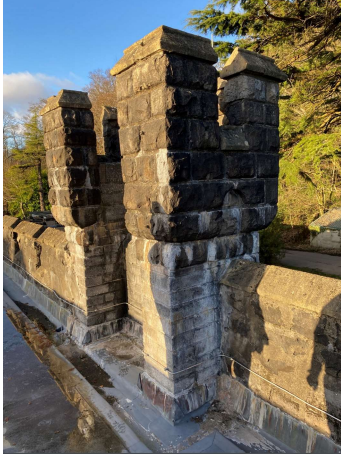
Reason

Ascertain cause of water penetration through tower to lower levels and whether lead apron/flashing is continuous through masonry.

Reinstatement strategy

The structure will need to be rebuilt to match the existing appearance. However the exact method of rebuilding will require discussion and agreement with Cadw following the investigation works. As the current detailing is failing, it is likely that some improvements to the detailing will be required in order to shed water from the structure more effectively. It is suggested that a condition be attached

to the LBC to require detailed drawings and a specification for the reinstatement works, within an agreed time scale.



1.3 Roof R2.20. Parapet

Task

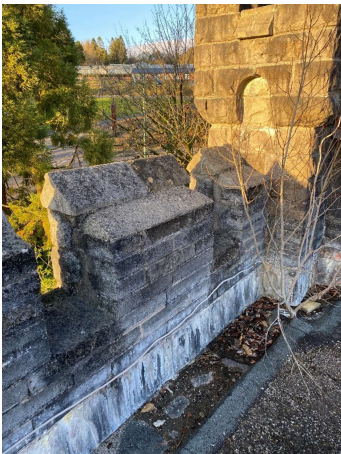
Dismantle section of concrete blockwork to parapet (c. 1lin.m) to

Reason

Ascertain extent of water penetration and whether lead apron/flashing is continuous through masonry.

Reinstatement strategy

The structure will need to be rebuilt to match the existing appearance. However the exact method of rebuilding will require discussion and agreement with Cadw following the investigation works. As the current detailing is failing, it is likely that some improvements to the detailing will be required in order to shed water from the structure more effectively. It is suggested that a condition be attached to the LBC to require detailed drawings and a specification for the reinstatement works, within an agreed time scale.



Access Required

- 1A MEWP track to south elevation
- 1B MEWP track to west elevation
- 1C Roofs R1.21 – R1.23. MEWP to roof to caretaker's residence.

2.0 2nd Floor

Opening Up

2.1 Ceiling

Task

Remove plaster at high level (c.2sqm)

Reason

To allow inspection of rafter ends

Reinstatement strategy

If exposed timbers are found to be in good repair, the plaster finish will be reinstated to match the existing materials and finish. If they are not in good condition, a repair strategy will need to be agreed with Cadw. It is suggested that a condition be attached to the LBC to require a detailed specification for the reinstatement works, within an agreed time scale.



2.2 Room 1.49A. Wall

Task

Remove plaster at high level (c.2sqm) to

Reason

Inspection of lintels over windows

Reinstatement strategy

If exposed timbers are found to be in good repair, the plaster finish will be reinstated to match the existing materials and finish. If they are not in good condition, a repair strategy will need to be agreed with Cadw. It is suggested that a condition be attached to the LBC to require a detailed specification for the reinstatement works, within an agreed time scale.

Photograph: see item 1

Access Required

2A Room 1.49A. Tower scaffold required to inspect timber structure/lintels

3.0 1st Floor

Opening Up

3.1 Room 1.09A. Wall

Task

Remove plaster from wall (c.4sqm)

Reason

Ascertain water penetration to, and condition of, tower

**Reinstatement strategy**

If exposed area is subject to ongoing water saturation, a repair strategy will need to be agreed with Cadw. It is suggested that a condition be attached to the LBC to require a detailed specification for the reinstatement works, within an agreed time scale.

3.2 Room 1.59. Wall

Task

Remove plaster (c.2sqm) to expose fracture in wall from service outlet to 150 past filler joist

Reason

Inspect condition of structural steelwork

Reinstatement strategy

A repair strategy will need to be agreed with Cadw. It is suggested that a condition be attached to the LBC to require a detailed specification for the reinstatement works, within an agreed time scale.



3.3 Room 1.31D. Wall

Task

Remove timber wainscoting to expose timber grounds (c.2sqm)

Reason

Ascertain extent of dry rot

Reinstatement strategy

A repair strategy will need to be agreed with Cadw. If dry rot is found, it may be necessary to leave this area exposed. It is suggested that a condition be attached to the LBC to require a detailed specification for the reinstatement works, within an agreed time scale.

**3.4 Room 1.31B. Ceiling****Task**

Remove pig sacks and hardboard/Masonite ceiling panels (c.5sqm) to

Reason

Inspect condition of structural steelwork

Reinstatement strategy

Reinstatement of ceiling finish could be subject to LBC condition (unlikely to be matching hardboard/masonite ceiling panels).

Need for reinstatement of pig sacks to be determined on site, in discussion with Cadw.

**3.5 Room 1.50. Ceiling****Task**

Remove plaster (c.1sqm) to corner where damp evident

Reinstate pig sacks following inspection

Reason

Inspect condition of timber structure over

Reinstatement strategy

Reinstatement of ceiling finish could be subject to LBC condition. Need for reinstatement of pig sacks to be determined on site, in discussion with Cadw.



3.6 Room 1.24. Wall

Task

Remove plaster (c.6sqm) to wall

Reason

Ascertain extent of horizontal crack

Reinstatement strategy

A repair strategy will need to be agreed with Cadw. It is suggested that a condition be attached to the LBC to require a detailed specification for the reinstatement works, within an agreed time scale.



3.7 Room 1.22. Wall

Task

Remove plaster (c.1sqm)

Reason

To inspect steel bearing

Reinstatement strategy

A repair strategy will need to be agreed with Cadw. It is suggested that a condition be attached to the LBC to require a detailed specification for the reinstatement works, within an agreed time scale.



3.8 Room 1.07 Ceiling

Task

Remove water-stained plaster (c.1sqm)

Reason

Ascertain damage to structure over

Reinstatement strategy

A repair strategy will need to be agreed with Cadw. It is suggested that a condition be attached to the LBC to require a detailed specification for the reinstatement works, within an agreed time scale.

Photograph not available

3.9 Room. 1.07 Wall

Task

Remove plaster (c.1sqm) to lintel end right of window

Reason

Ascertain extent of horizontal crack adjacent to lintel

Reinstatement strategy

A repair strategy will need to be agreed with Cadw. It is suggested that a condition be attached to the LBC to require a detailed specification for the reinstatement works, within an agreed time scale.



3A Room 1.50. Tower scaffold required to inspect timber structure

3B Room 1.07. Tower scaffold required to inspect filler joist structure and lintel

3C Room 1.09A. Tower scaffold required to inspect wall and filler joist structure

4.0 Ground Floor

Opening Up

4.1 Room 0.09. Ceiling

Task

Remove plaster (c.1sqm)

Reason

To inspect filler joist structure

Reinstatement strategy

A repair strategy will need to be agreed with Cadw. It is suggested that a condition be attached to the LBC to require a detailed specification for the reinstatement works, within an agreed time scale.



4.2 Room 0.17. Wall

Task

Remove faience/tiled wainscoting (c.2sqm) and take-down masonry to allow inspection of tower core.

Install temporary works to facilitate as required (TBC)

Reason

Ascertain water penetration to tower base

Reinstatement strategy

A repair strategy will need to be agreed with Cadw. It is suggested that a condition be attached to the LBC to require a detailed specification for the reinstatement works, within an agreed time scale.



4.3 Room 0.58. Ceiling

Task

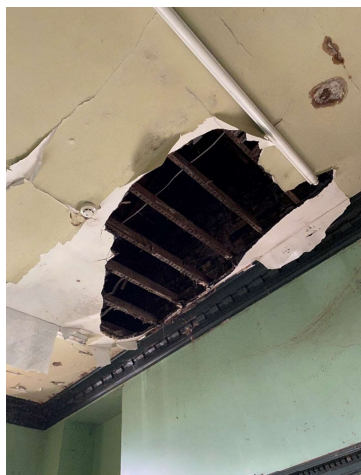
Remove plaster (c.2sqm)

Reason

To inspect for dry rot – note most plaster in this room has failed

Reinstatement strategy

A repair strategy will need to be agreed with Cadw. It is suggested that a condition be attached to the LBC to require a detailed specification for the reinstatement works, within an agreed time scale.



4.4 Courtyard 0.68. Wall

Task

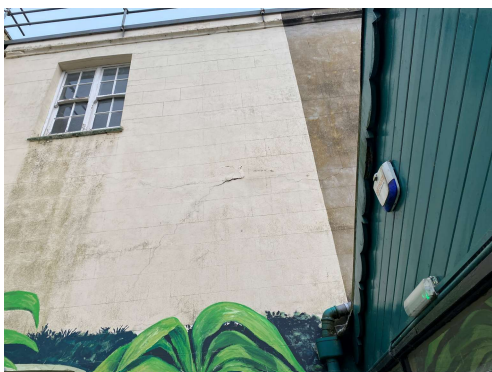
Remove render to horizontal crack (c.2sqm)

Reason

To ascertain extent of damage to structure

Reinstatement strategy

A repair strategy will need to be agreed with Cadw. It is suggested that a condition be attached to the LBC to require a detailed specification for the reinstatement works, within an agreed time scale.



4A Room 0.09. Tower scaffold required to inspect steelwork

4B Room 0.58. Tower scaffold required to inspect timber structure