

PARAPET GUTTER SURVEY

BUCKLEY BARRACKS SLA REFURBISHMENT

PREPARED BY:
GORDON PULLINGER MRICS
MARTIN RALPH LTD

FOR AND ON BEHALF OF:
VIVO DEFENCE SERVICES LTD

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1.0 PARAPET GUTTERS DECRIPTION

Parapets are of cavity wall construction comprising common brickwork inner leaf and outer leaf constructed in coursed ashlar Bath Stone. Parapet gutters are of bolted together cast iron sections discharging to external cast iron hoppers and downpipes situated on the front and rear elevations.

2.0 CONDITION

External inspection of parapet gutters was carried out using a pole mounted camera, however these were found blocked by thick deposits of leaves and detritus which obscured the gutters thereby preventing assessment of condition.

Within roof voids parapet gutters are almost entirely obscured from view by timber purlins with only a few exceptions beneath rainwater outlets. Where these permitted inspection the parapet gutters were confirmed to be cast iron with one exception in Granby Block where a section of gutter has been replaced with what appears to be glass reinforced plastic (GRP).

3.0 RECOMMENDATIONS

3.1 The following recommendations are to be read in conjunction with parapet repairs contained within our stonework repairs report dated 28th April 2023.

3.2 Parapet gutters should be thoroughly cleaned and eaves course of tiles removed for access. Closely inspect for corrosion and leaking joints, if present prepare and apply a proprietary liquid applied roof membrane in strict accordance with the selected manufacturers recommendations.

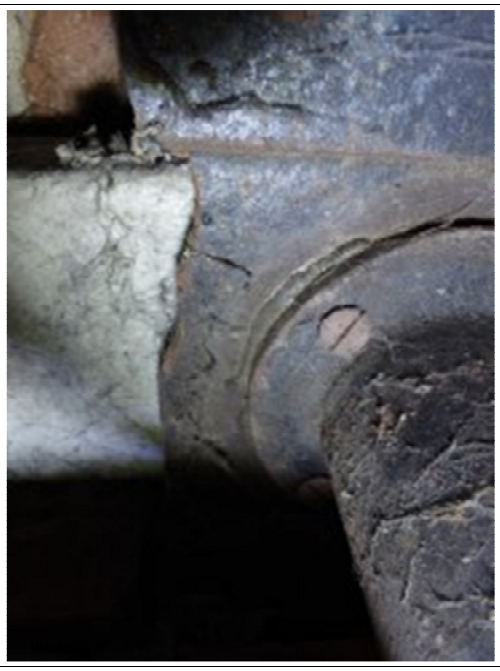
3.3 Despite significant historic parapet and gutter renovations these have failed to prevent saturation of ashlar stonework and the consequential black algae staining and stone spalling evident today. Saturation of parapet stonework we believe is attributable to blocked parapet gutters which surcharge and breach parapet flashings, unable to overflow the water is seeping unnoticed into the external masonry.

For consideration as part of future renovations we suggest exploring the feasibility of incorporating spillways into the parapets thereby providing an alternative outlet for surcharging water as well as a warning of blocked and overflowing gutters.

4.0 PHOTOGRAPHS

	Parapet Gutters	Comments
1.		Avro Block: Blocked parapet gutter, rear elevation.
2.		Avro Block: Blocked parapet gutter, hipped end.
3.		Haven Block: Blocked parapet gutter, rear elevation.

	Parapet Gutters	Comments
4.		Haven Block: Blocked parapet gutter, gable end.
5.		Buckley Block: Parapet gutter outlets visible within roof void.
6.		Buckley Block: Underside of an accessible gutter outlet as viewed from within roof void.

	Parapet Gutters	Comments
7.		Buckley Block: Underside of an accessible gutter outlet, note gutters are concealed from view by roof purlins and supported on corbelled bricks.
8.		Buckley Block: Underside of an accessible gutter outlet showing what appears to be a section of GRP replacement gutter.
9.		Sandhurst Block: Parapet gutter outlets visible within roof void.

	Parapet Gutters	Comments
10.		Sandhurst Block: As previous image, underside of cast iron gutter outlet.

3.0 CERTIFICATION

5.1 We trust in this report we have been able to provide you with the information which you require but if you would like further advice, please do not hesitate to contact us.

5.2 This report has been prepared on behalf of VIVO Defence Services Ltd by Gordon Pullinger MRICS and is confidential to you for the purpose to which it refers. The report may not be relied upon by any third party who do so at their own risk.