

8.0 Timber Repair Methodology

It is expected that further areas of damage to the timber members through historic water damage could be uncovered as the finishes are removed. Previous involvement with comparable buildings in Manchester City Centre have displayed similar issues which have been documented and successfully remediated.

Where replacement of timber sections is required, it is proposed that the affected timber is cut out and replaced with the same species and grade of timber where possible, utilising scarf joints where appropriate to the situation. An example of a splayed scarf joint with a wedge system is indicated in Figure 1 and would be utilised at the end of members suffering from water damage and or rot.

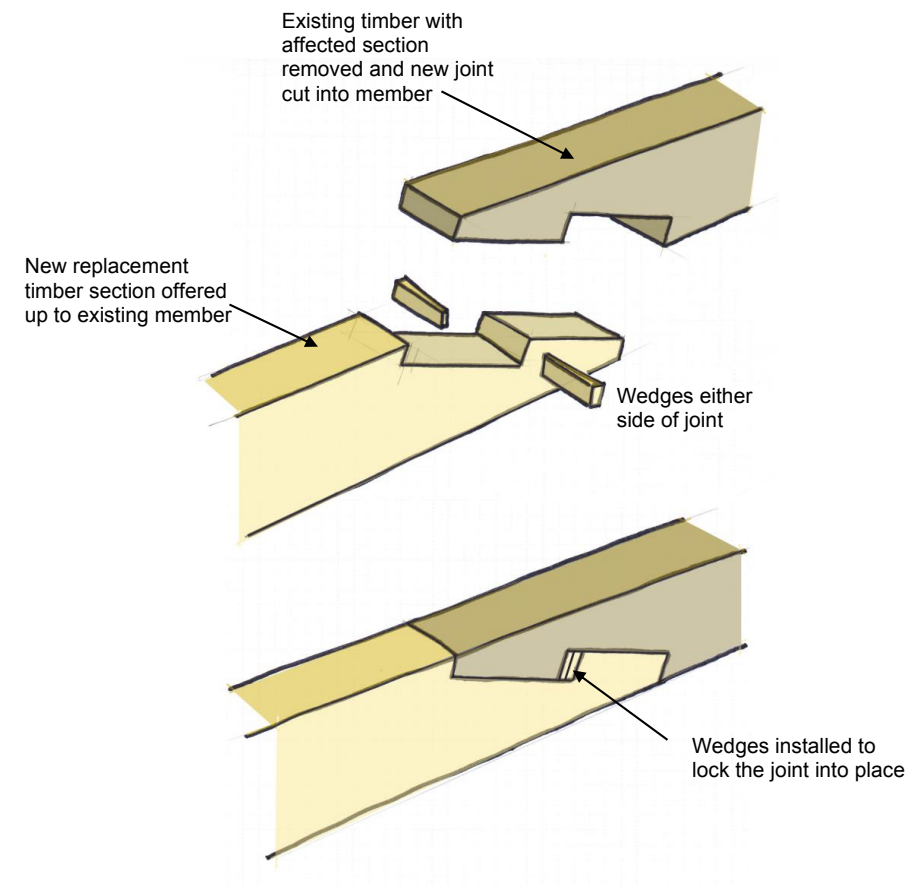


Figure 1 - Example of scarf joint

- Each situation requiring repair will be assessed for the most appropriate remedial action.
- Structural integrity, ensure the structural members are capable of taking the loads they may have to bear. Minimal intervention, retain the maximum amount of historic timber and minimise alteration or introduction of new elements. Consider the impact of the repair process on the component and the structure, including access issues, the viability of moving the timbers for repair, and the extent of damage which might be done to other building elements in executing the repair.
- Reversibility, try to ensure that alterations and additions can be undone without harm to the fabric.
- Like for like, where possible, use the same materials and techniques as previously used.
- Honesty, make the solution honest but aesthetically and architecturally elegant and either neat or invisible.
- Documentation, record the fabric before intervention and document the intervention itself so that future conservation work is well informed.
- All works are to be undertaken on a like-for-like basis and to be constructed in a traditional manner.
- Replacement timber battens are to be manufactured using traditional joinery methods with the appropriate nails and fixings.
- All existing trusses and purlins are to be left as are and do not require any remedial repair works. Existing roof battens are to be removed and replaced with new timber.
- In addition to the investigation and repair of damaged members it is recommended that the trusses are cleaned of dirt and debris and that bolted connections are checked for tightness.