



SPECIALIST ACCESS & TECHNICAL SERVICES

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Whitworth Art Gallery Spire Inspection



16/04/2024

Client: NOVUS

Civil Engineering * Maintenance and Repair * Installation * Geotechnical * Confined Spaces * Coatings

Directors: Paul Bingham, Andy Shortt, Joanne Stephinson. Company Reg No. 2278345. VAT No. 508 2781 42 UTR 1542017900

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1.0 Introduction

As part of the Clients ongoing pre-planned maintenance the Client has requested a visual and tactile survey of the spire.

Client:	Novus
Project:	Whitworth Art Gallery – Spire Inspection
Site Name:	Whitworth Art Gallery
Site Address:	Whitworth Art Gallery, Oxford Road, Manchester, M15 6ER
Date of Survey:	16/04/2024
Survey by:	AP, DC, SK

1.1 Scope of Works

To carry out a visual and tactile survey of the spire highlighted on the image below.



A complete list of faults can be found in Section 5.0 along with the elevation drawings.

1.2 Report Format

Faults are recorded on elevation / plan drawings with numbered references linking the faults to the relevant Defect Identification Tables. Typical fault photographs are included. Photographs are named by the fault reference they are evidencing, e.g. "S1_1.jpg" would be the first photo of fault reference South 1

1.3 Statement of Mitigation

All dangerously loose material was carefully removed, thus removing the imminent risk of falling debris. Until appropriate repairs/ recommendations have been completed, deterioration will continue; already loose material will worsen, and further loose material will develop.

2.0 General Comments

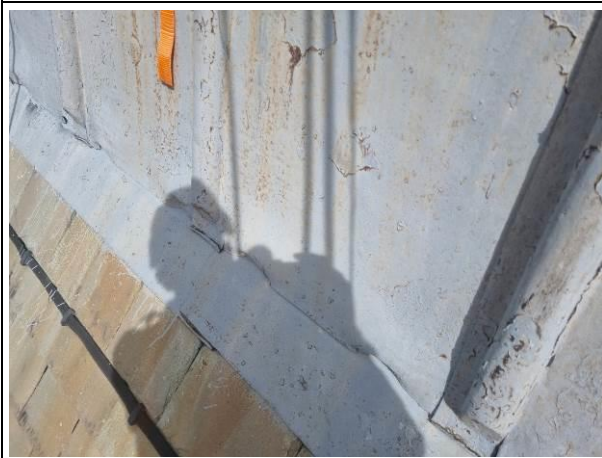
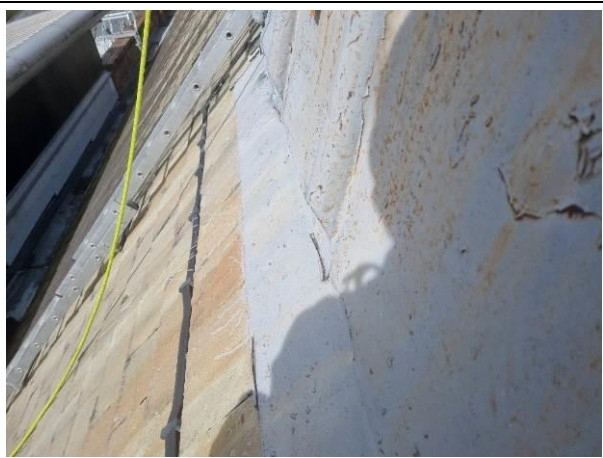
Coating failure to the lead cladding (upper part of the spire) present throughout. Lead appears to be generally in good condition.



Possible flashing detail missing from top of lead apron. Water ingress has been reported in this area.



Evidence of lead slipping downwards at base of apron.



3.0 Example Faults

Drawing:	East	
Ref. No.:	1	
Defect Descriptions:	Timber - Rotten	
Size:	300x50	
Photos:	E1_1	
Drawing:	East	
Ref. No.:	4	
Defect Descriptions:	Timber - Rotten	
Size:	200x150	
Photos:	E4_1	
Drawing:	North	
Ref. No.:	1	
Defect Descriptions:	Timber - Missing, rotten	
Size:	200x150	
Photos:	N1_1	

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Whitworth Art Gallery – Spire Inspection

Drawing:	Plan	
Ref. No.:	1	
Defect Descriptions:	Bracket – Corrosion. Corrosion and coating failure present on bracket holding the lightening rod	
Size:	300x300	
Photos:	P1_1	
Drawing:	South	
Ref. No.:	2	
Defect Descriptions:	Timber - Rotten	
Size:	75x1600x60	
Photos:	S2_1	
Drawing:	South	
Ref. No.:	3	
Defect Descriptions:	Timber – Rotten. All 4 sections of door rotten on bottom side.	
Size:	390x25x25	
Photos:	S3_2	

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Drawing:	South	
Ref. No.:	5	
Defect Descriptions:	Timber – Rotten	
Size:	150x230x25	
Photos:	S5_1	
Drawing:	W	
Ref. No.:	3	
Defect Descriptions:	Coating - Degraded, Timber - Rotten	
Size:	900x100x20	
Photos:	W3_1	
Drawing:	West	
Ref. No.:	6	
Defect Descriptions:	Coating - Degraded, Timber – Rotten. All beading to base area of each opening are rotten.	
Size:	450x25	
Photos:	W6_4	

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Drawing:	West	
Ref. No.:	8	
Defect Descriptions:	Timber - Missing, Rotten, Split. Timber boarding and moulding to corners rotten at base	
Size:	800x400x25	
Photos:	W8_1	
Drawing:	West	
Ref. No.:	9	
Defect Descriptions:	Timber - Rotten	
Size:	200x400	
Photos:	W9_1	

4.0 Summary

Structurally the spire is in good condition.

The leadwork is generally in good condition.

Rot can typically be found to the timber cladded elements (beading, panelling etc).

Previous coatings to the lead have now exceeded their life expectancy and are therefore flaking / failing.

Previous coatings to the timber have now exceeded their life expectancy and are therefore flaking / failing.
This will likely increase the rate of deterioration of the timber.

5.0 Recommendations

- Renew rotten / missing timber elements.
- Renew coatings.
- Repair damaged lead.

For and on behalf of Vertical Access Ltd

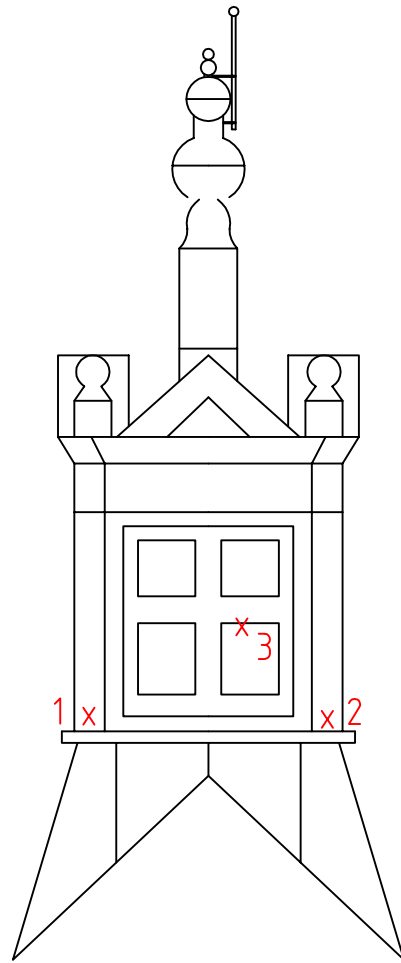


Andy Shortt B.Eng. Civ. Eng
Technical Director

6.0 Fault List / Drawings

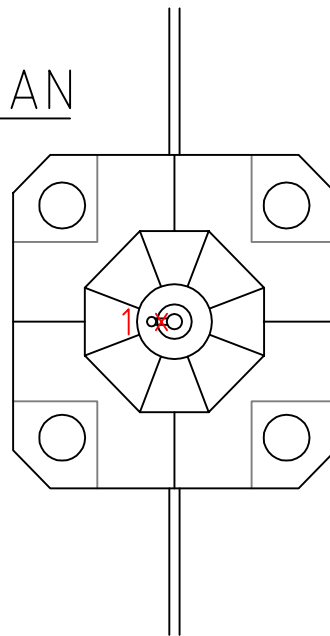
Ref.	Description	Quantity	Length (mm)	Width (mm)	Depth (mm)	Comments	Photos
NORTH							
1	Timber - Missing, Timber - Rotten	1No.	200	150			N1_1
2	Timber - Rotten	1No.	200	150			N2_1
3	Timber - Missing	1No.	400	10			N3_1
EAST							
1	Timber - Rotten	1No.	300	50			E1_1
2	Timber - Rotten	1No.	50	30	60		E2_1
3	Timber - Rotten	1No.	200	150			E3_1
4	Timber - Rotten	1No.	200	150			E4_1
5	Timber - Rotten	1No.	50	30	60		E5_1
SOUTH							
1	Timber - Rotten	1No.	1600	160	25		S1_1, S1_2, S1_3, S1_4
2	Timber - Rotten	1No.	75	1600	60		S2_1, S2_2, S2_3
3	Timber - Rotten	4No.	390	25	25	All 4 sections of door rotten on bottom side	S3_1, S3_2, S3_3, S3_4
4	Timber - Rotten	1No.	400	200	25		S4_1, S4_2, S4_3
5	Timber - Rotten	1No.	150	230	25		S5_1, S5_2
WEST							
1	Timber - Rotten	2No.	600	150	25		W1_1
2	Coating - Degraded, Timber - Rotten, Timber - Split	1No.	1650	50	50	Timber starting to rot and fixing starting to fail, small amount of movement within timber	W2_1
3	Coating - Degraded, Timber - Rotten	1No.	900	100	20		W3_1
4	Timber - Rotten	1No.	400	60	50		W4_1
5	Timber - Rotten	1No.	250	65	50		W5_1
6	Coating - Degraded, Timber - Rotten	4No.	450	25		All beading to base area of each opening are rotten	W6_1, W6_2, W6_3, W6_4
7	Coating - Degraded	1No.	1100	1200		Coating to wire mesh degraded	W7_1, W7_2
8	Timber - Missing, Timber - Rotten, Timber - Split	1No.	800	400	25	Timber boarding and moulding to corners rotten at base	W8_1
9	Timber - Rotten	1No.	200	400			W9_1
10	Lead - Hole	2No.	30	30		Hole in lead at each corner	W10_1
PLAN							
1	Bracket - Corrosion	1No.	300	300		Corrosion and coating failure present on bracket holding the lightening rod	P1_1

Oxford
Road →



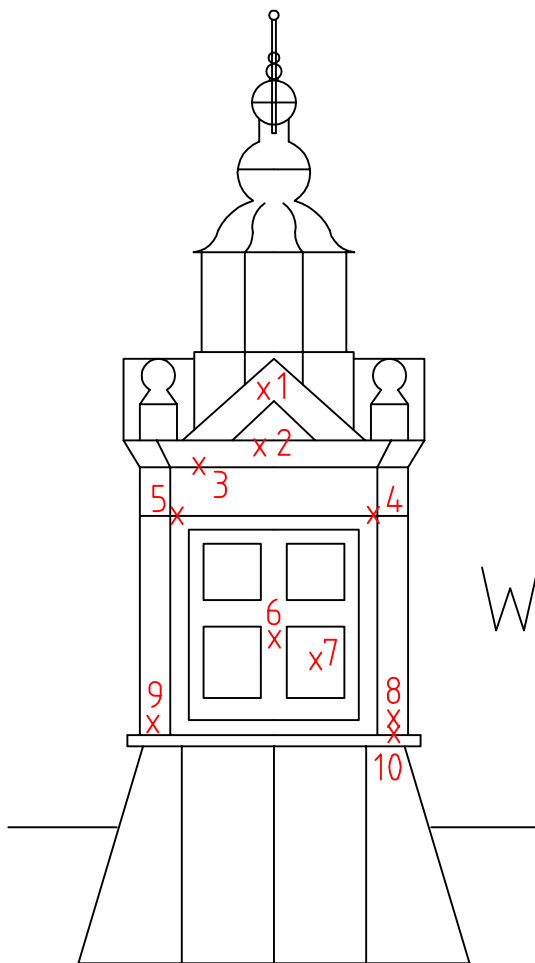
North

PLAN

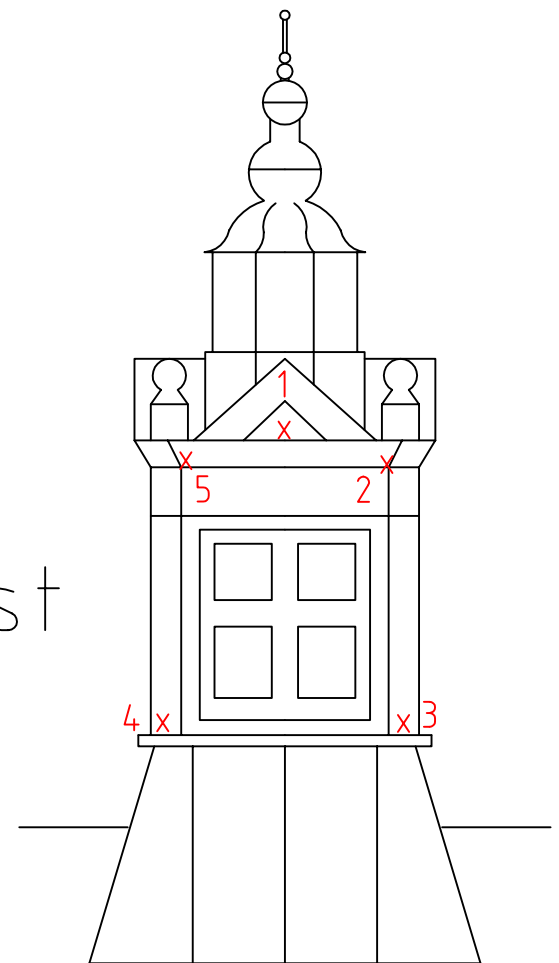
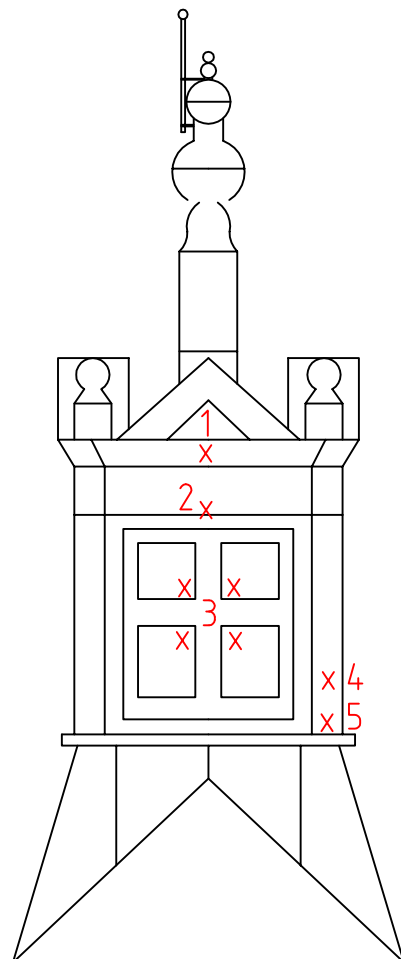


South

West



East



Do Not Scale.

Client:	NOVUS
Project:	Whitworth Art Gallery Spire Inspection
Drawing:	Whitworth Art Gallery North, East, South, West, Plan
Date of Survey:	16/04/2024
Scale:	NA
Survey by:	AP, DC, SK
Drawn by:	P. Coupe
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