

Bath Abbey: The tower: Proposed roof works



Bath Abbey: Proposed new roof covering

Bath Abbey: **The tower:** Proposed roof works

The Tower Roof

- This roof is actively leaking
- Identified as high priority for attention in QIR 2023
- Proposals for an enhanced viewing platform (the 'Abbey 360') have been paused, following negativity from B&NES
- The project focusses on the repair of the fabric, the renewal of the roof covering, and the addition of a flat walkway 'deck' and central bench, for the comfort of visitors



Bath Abbey: proposed new roof covering



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Bath Abbey

The Tower Roof: Re-covering etc.

Specification

including:

- Project summary
- Preliminaries
- Schedule of works
- Specification
- Health and safety section

April 2025

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Bath Abbey: Proposed new roof covering

Jointless membrane option

There are only two existing points of water outflow; north and south.

Overall layout of roof is difficult to change without major intervention into structure below.

A lead roof covering, however well-detailed and laid, would have points of weakness where a blockage in the system would allow water to enter the building.

A jointless membrane will provide a more reliable way to keep the water out of the building, despite this material's acknowledged shorter design life.

The membrane will be protected and visually concealed below the walkway deck system.

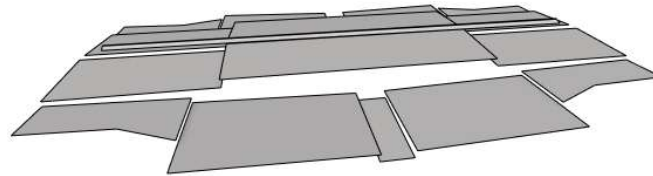
Defects can be attended-to by lifting the walkway deck and repairing locally.

lead roof covering, new geometry option

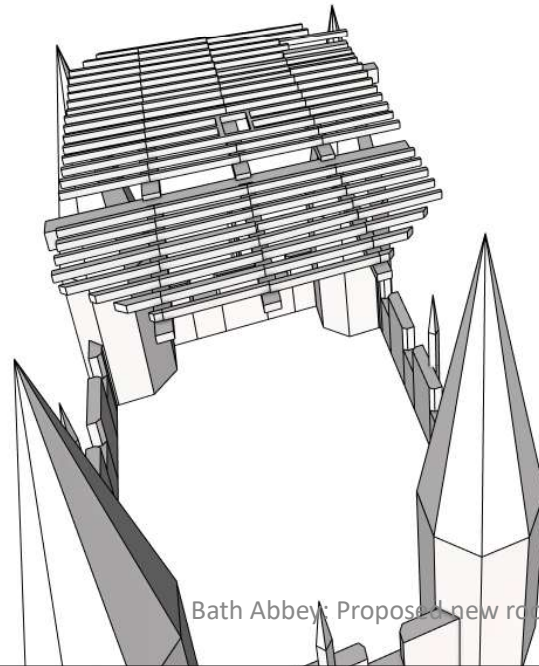
walkway deck



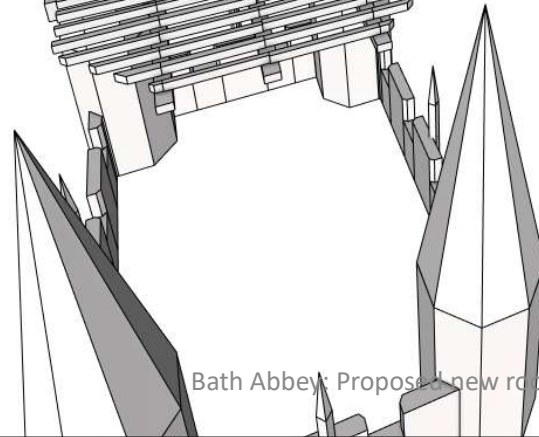
roof covering



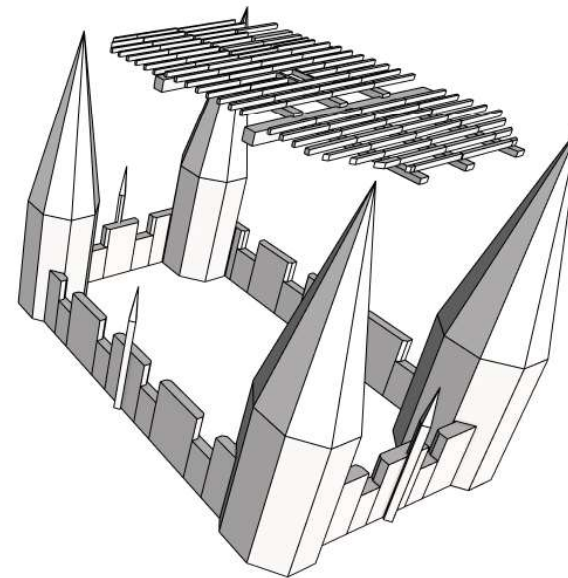
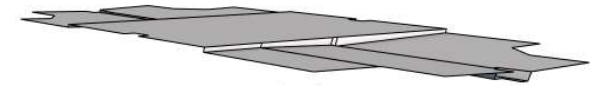
roof structure

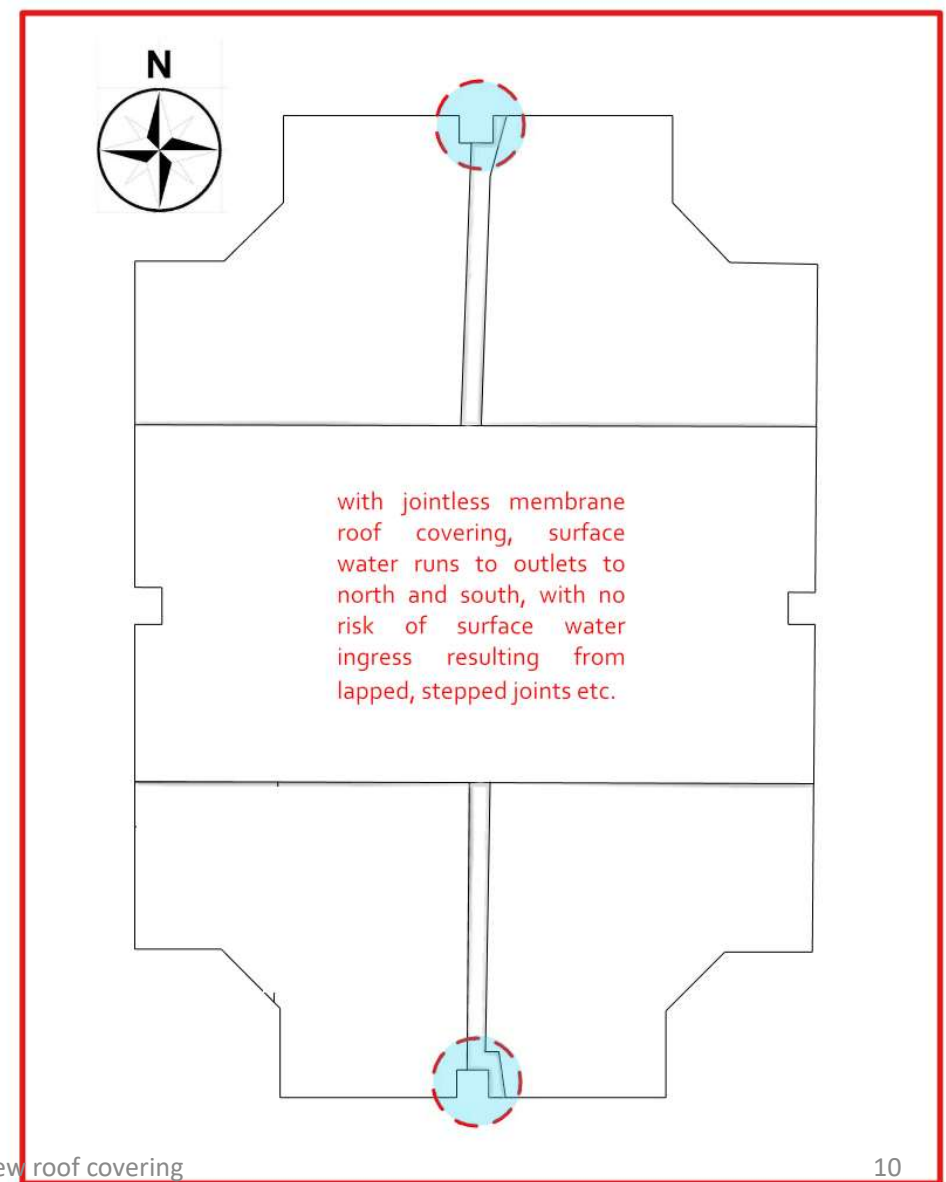
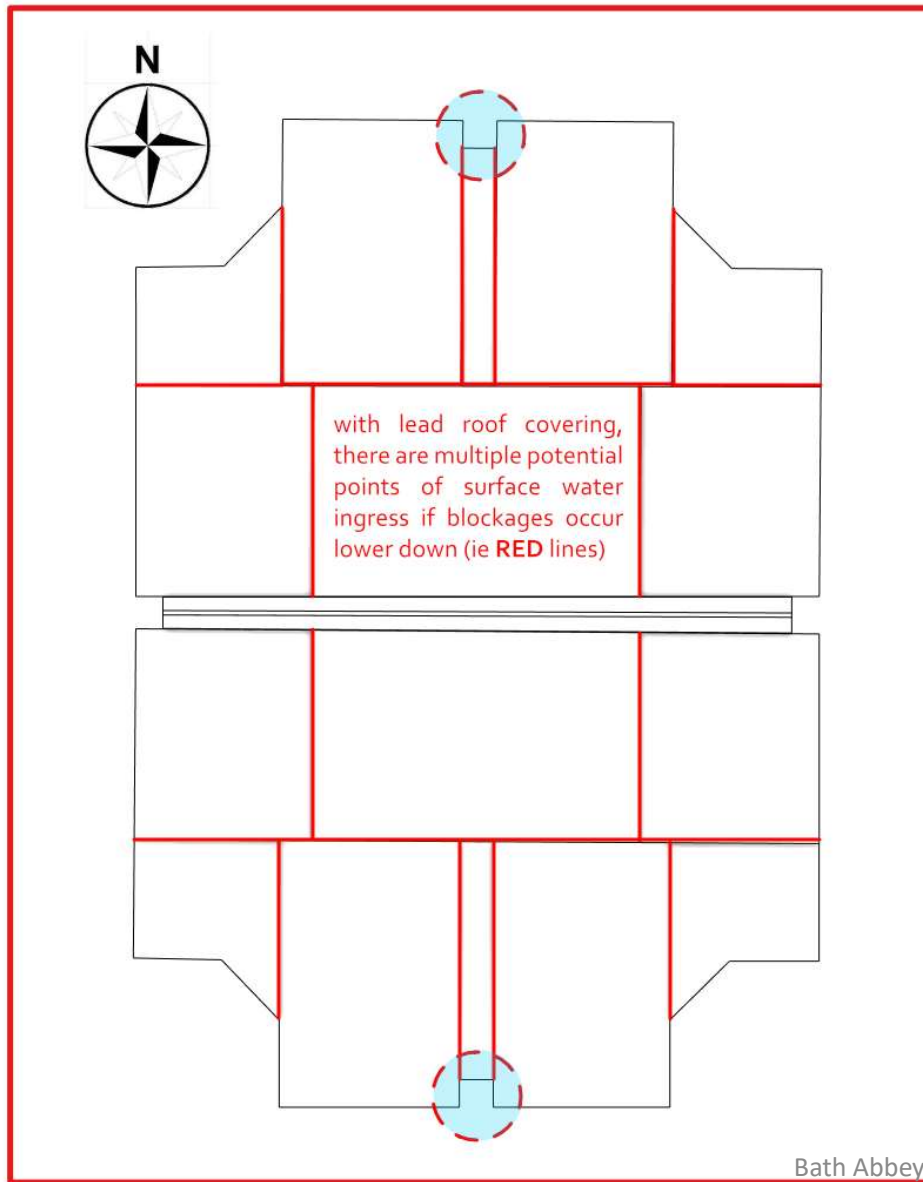


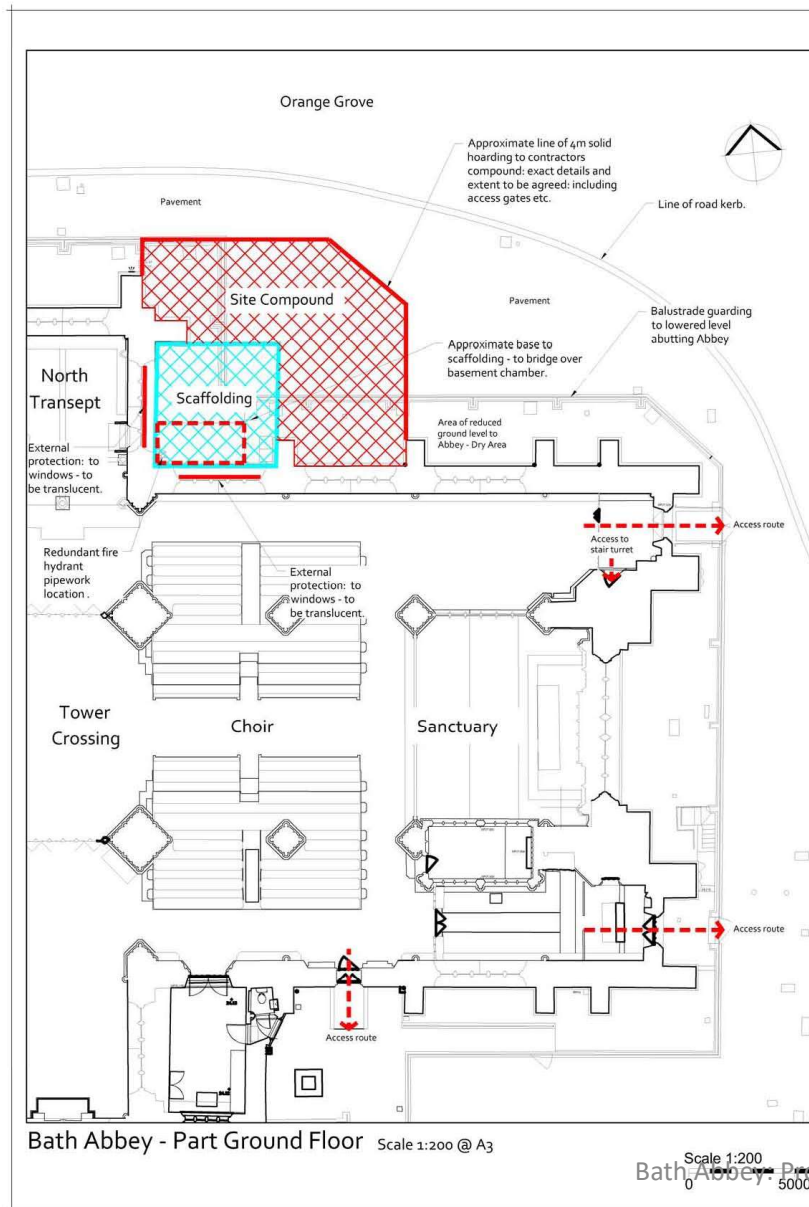
tower structure



jointless membrane covering option







General Notes:



Area of Site Compound including storage, scaffolding and welfare facilities. The compound is to be fully protected by 4m solid hoarding on its open side: this will require local authority and highways approval including a pavement licence: refer to schedule of works & H&S documents etc. Any damage to be made good after completion of works.



Area of Scaffolding: it is proposed that access scaffolding to the Tower roof will be situated against the North Transept and extend on to the North Transept Roof. From here it will extend to the North Elevation of the Tower from the transept roof and on to the Tower roof; see image below. The exact details of the scaffolding will be agreed with the architect before the erection of the scaffolding and approved by the structure engineer. Windows adjacent to the scaffolding are to be fully protected with translucent material. **Note: there is a basement chamber beneath where the scaffolding is to be erected at ground level. This will require the scaffolding to span over it.** Refer to specification, schedule of works and other relevant documents etc.

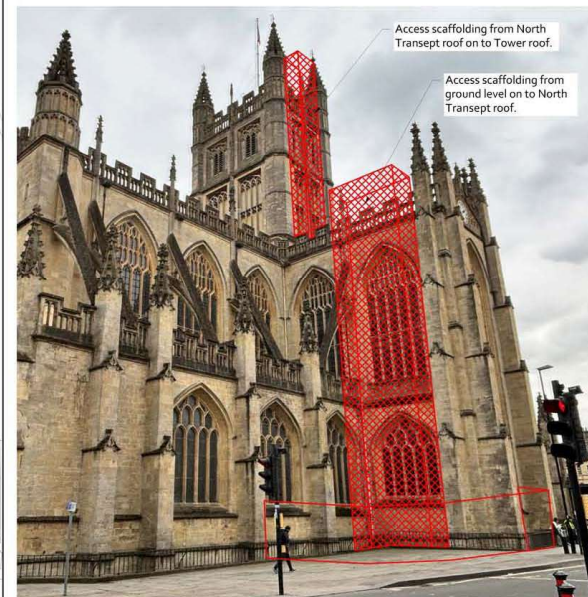
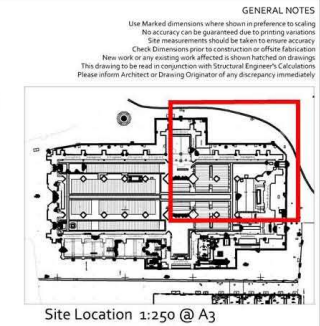


Image of northeast corner of Bath Abbey showing proposed scaffold access on to Tower roof and area of site compound.

Revisions: **APPROVAL**

BATH ABBEY
Bath

Tower Roof
Project
Site Set Up

Drawn no.
1280-07-301

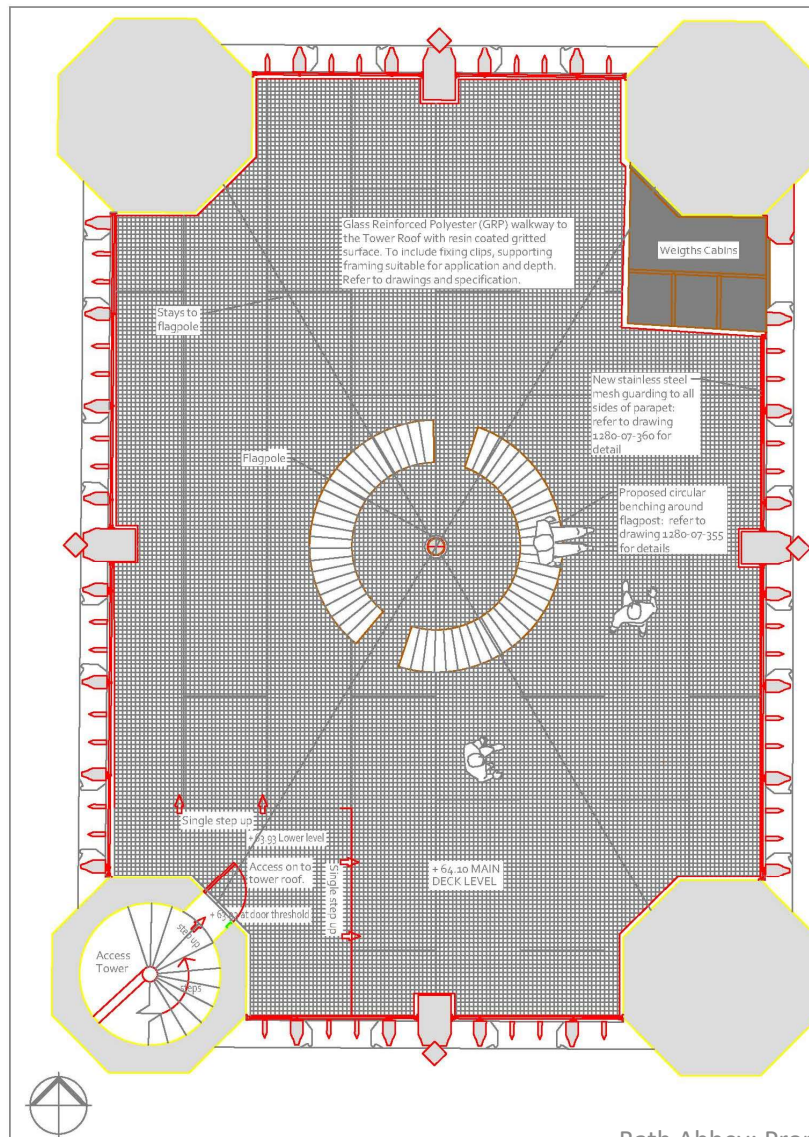
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Scale:
1:200 & A3

Date:
Feb 2025
Drawn:
CJK/AFK

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Proposed Tower Roof Plan Scale 1:50 @ A3

Bath Abbey: Proposed new roof covering

Proposed Roof General Notes:

Plywood Sub-base:

- Following completion of all repair works to Tower roof timbers allow for the supply and fixing of 18mm external grade plywood (specification Ref G20/20) over the existing oak boarding to the Tower roof. To include up-stand, guttering, sump outlets etc so as to provide firm and stable sub-base suitable for new EPDM coverings: see below.
- To include new up-stands for proposed new circular bench and new detail to flag post abutment detail with roof: refer to drawings 1280-07-355, 356, 357 and 354 and specification.

New EPDM Covering:

- After completion of above and in agreed sequence with the removal of the existing lead coverings and any repair works to roof timbers allow for the supply and fixing of 1.5mm fully bounded RubberGard EPDM single ply roofing membrane with protective geotextile membrane to protect against movement roof walkway supports: see below. To be fitted to all flat roof areas including, gutters outlet and up-stands as per manufacturers recommendation to give minimum 20-year warranty. Specification reference J42/15. **Note: no insulation required.**
- To include for new code 5 lead cover flashing's to all masonry up-stands and abutments including weights cabinet: specification reference H71/35.

New Circular bench:

- Circular external timber bench in two parts, to be fitted around existing flagpole. To be constructed of pitch pine timber seating in shaped segments fitted on top of supporting galvanized metal frame and legs. Refer to specification clause N40/25A and detailed drawings 1280-07-356 & 357

New Raised Walkway:

- After completion of EPDM coverings and other works to roof including new circular bench allow for the installation of new raised walkway to whole of Tower roof area.
- To consist of Glass Fibre-Reinforced (GRP) molded open mesh gratings with anti slip gritted surface fitted on top of adjustable supporting system suitable for application and allow free drainage beneath. Specification reference L30/460.
- To be carefully cut around flag pole and new benching with stainless steel trims.
- To consist of one main level at +64.10 but also lower level +63.93 access from access tower. This level is to have single 170mm step up to main level with yellow trims.
- Exact layout and deign of GRP walkway to be agreed before installation with architect.

New Parapet Guarding:

- Stainless-steel mesh guarding to be fitted to all lower level tracery openings and to all all four sides of Tower roof parapet. To be stainless steel rope mesh fitted to stainless steel tubular frame with supporting brackets securely screwed to masonry. Refer to specification section L37/100A.

Stone Re-pointing/Repair:

- Allow for the carefully removal of hard mortar to internal elevation and copings of parapets and re-pointing/minor repairs to stone: specification Reference P20. Lime based mortar to be used to match existing: specification reference Z21.

Access Door

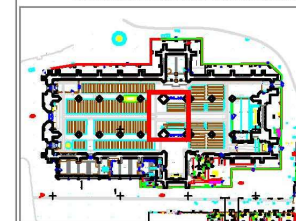
- The door from the access turret and associated ironmongery is to be redecorated. Specification reference M60.

Scale 1:50



GENERAL NOTES

Use Metric dimensions where drawn in preference to imperial.
No accuracy can be guaranteed due to printing variations.
Site measurements should be taken to ensure accuracy.
Check Dimensions prior to construction or off-site fabrication.
New work or any existing work affected is shown hatched on drawings.
This drawing to be read in conjunction with Structural Engineers Calculations.
Please inform Architect or Drawing Originator of any discrepancy immediately.



Site Location 1:250 @ A3

This drawing is to in conjunction with other drawings, details, specification, and other relevant documents including Structural Engineers information.

Revisions: **APPROVAL**

BATH ABBEY
Bath

Tower Roof
Project

Proposed Roof Plan

Drawn by:

1280-07-350

Rev:

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Scale

1:50 & A3

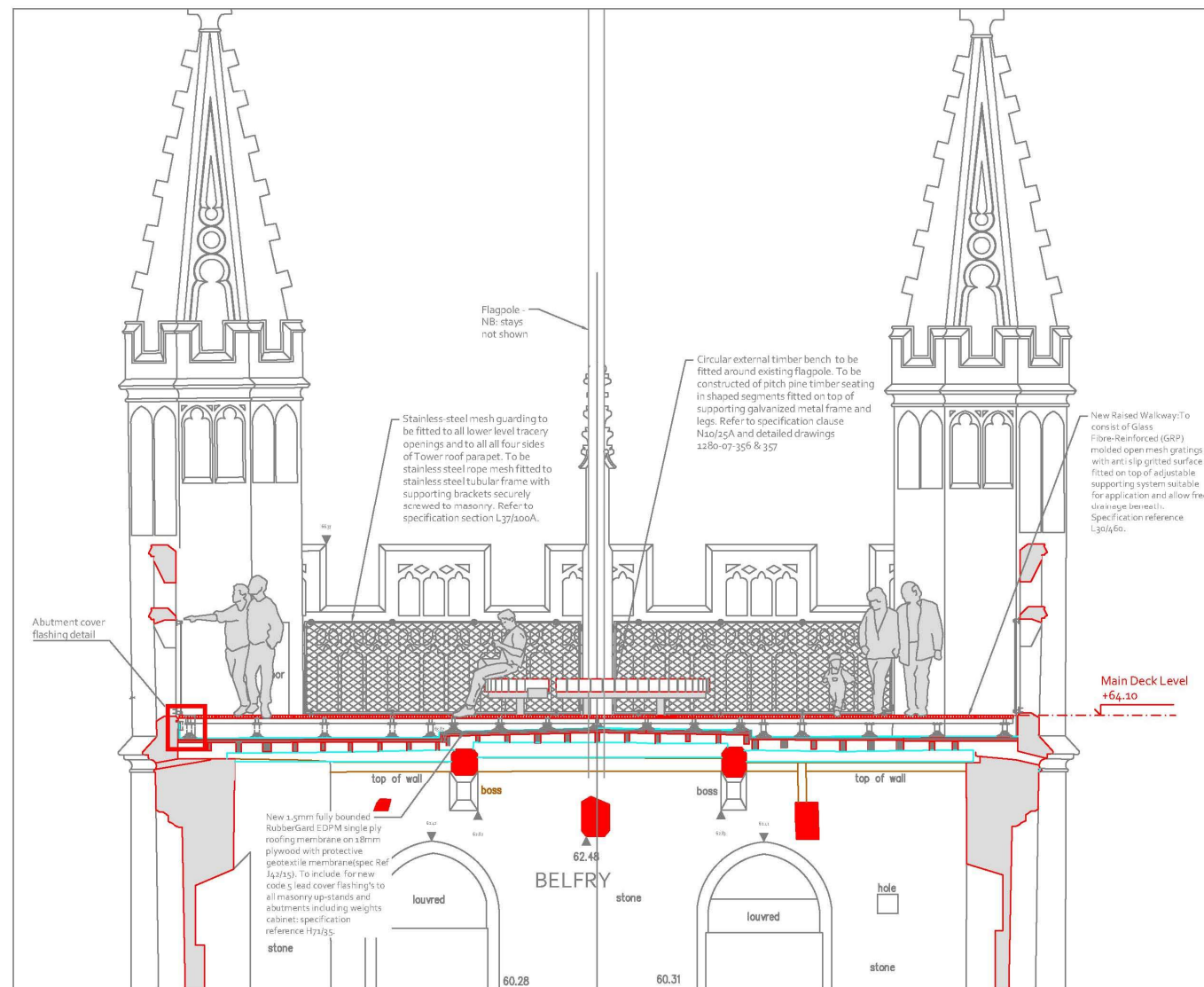
Date:

Jan 2025

Drawn:

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Proposed Section AA Scale 1:50 @ A3

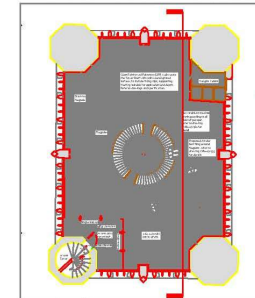
Bath Abbey: Proposed new roof covering

Scale 1:50



GENERAL NOTES

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Location Plan Not to Scale

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Revisions: **APPROVAL**

BATH ABBEY
Bath

Tower Roof
Project

Proposed Section AA

1280-07-351

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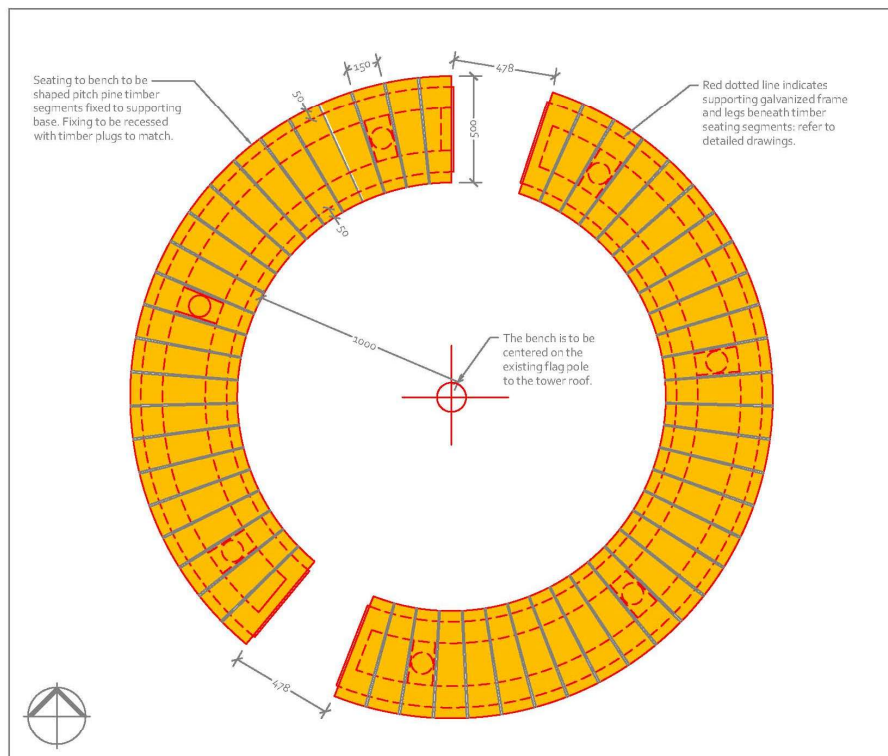


Scale
1:50 & A3

Date
Jan 2025

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Proposed Bench Plan Scale 1:20 @ A3



Proposed Bench Elevation Scale 1:20 @ A3

Bath Abbey: Proposed new roof covering



Image of similar bench construction

Proposed Bench Notes:

Circular external timber bench in two parts, to be fitted around existing flagpole. To be constructed of pitch pine timber seating in shaped segments fitted on top of supporting galvanized metal frame and legs. Refer to specification clause N10/25A and detailed drawings 1280-07-356 & 357. Fully fabrication details required before manufacture of benches.



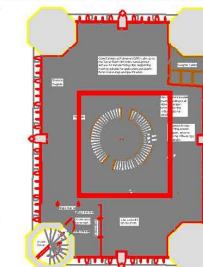
Image of similar bench construction

Scale 1:20



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Location Plan Not to Scale

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Revisions: **APPROVAL**

BATH ABBEY
Bath

Tower Roof
Project

Proposed Bench
General Arrangement

Dwg no:

1280-07-355

Rev:

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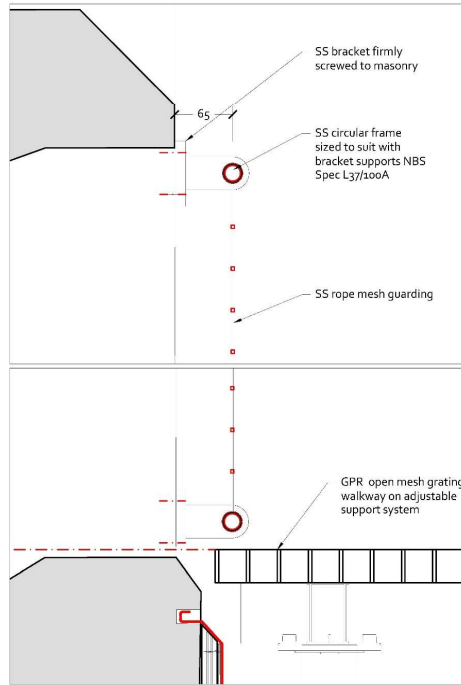
Date:

Jan 2025

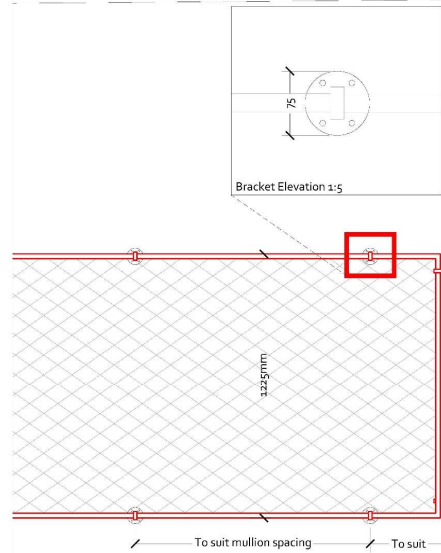
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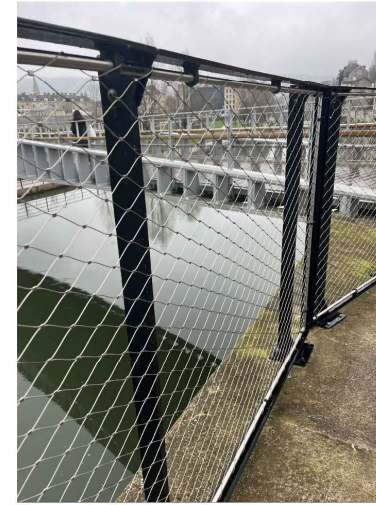
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Section Details Scale 1:5 @ A3



Part Elevation Detail Scale 1:20 @ A3

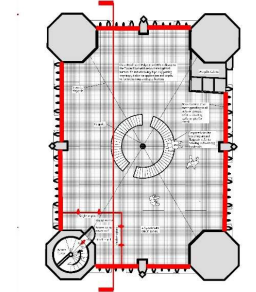


Photograph of similar guarding using

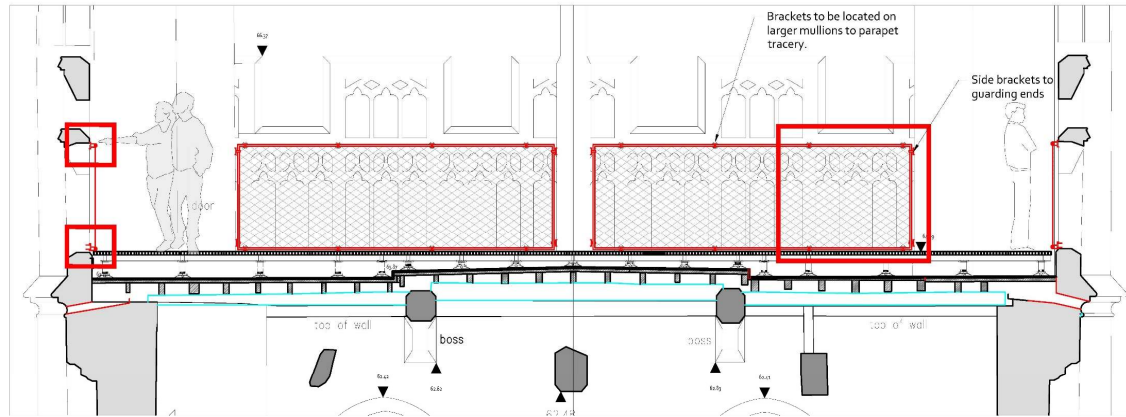
General Notes to Parapet Guarding:

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Location of Guardings Not to Scale



Proposed Tower Roof Section/Elevation Scale 1:50 @ A3

Bath Abbey: Proposed new pool covering

Scale 1:50



Revisions: **APPROVAL**

**BATH ABBEY
Bath**

**Tower Roof
Project**

**Proposed Balustrade
Guarding**

Dwg no. 1280-07-360 Rev. -

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Scale: 1:50 & 1:5 @ A3

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