

Dhamma Talaka Peace Pagoda



Dhamma Talaka Peace Pagoda

Birmingham Buddhist Vihara, Osle



Birmingham Buddhist Vihara

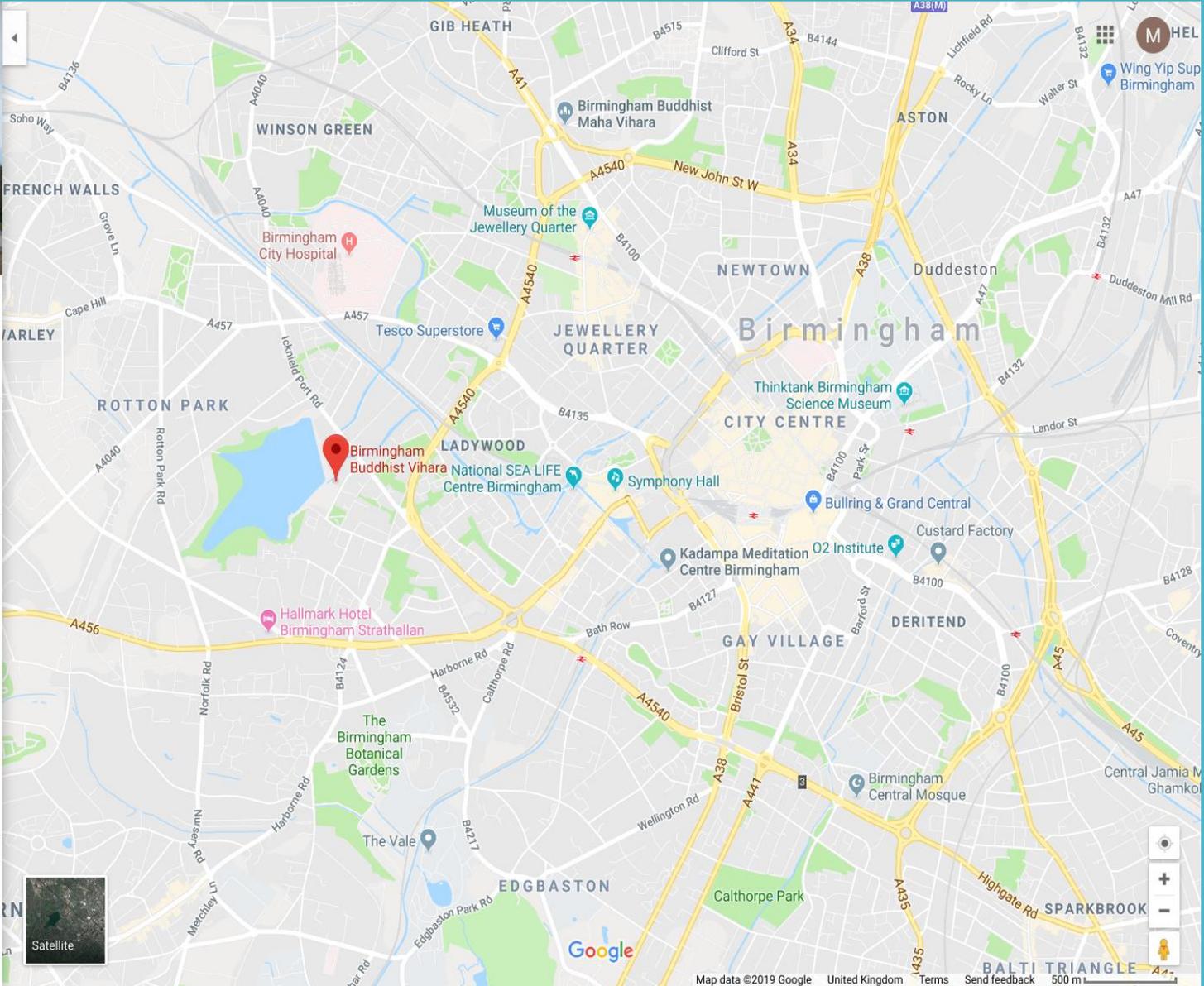
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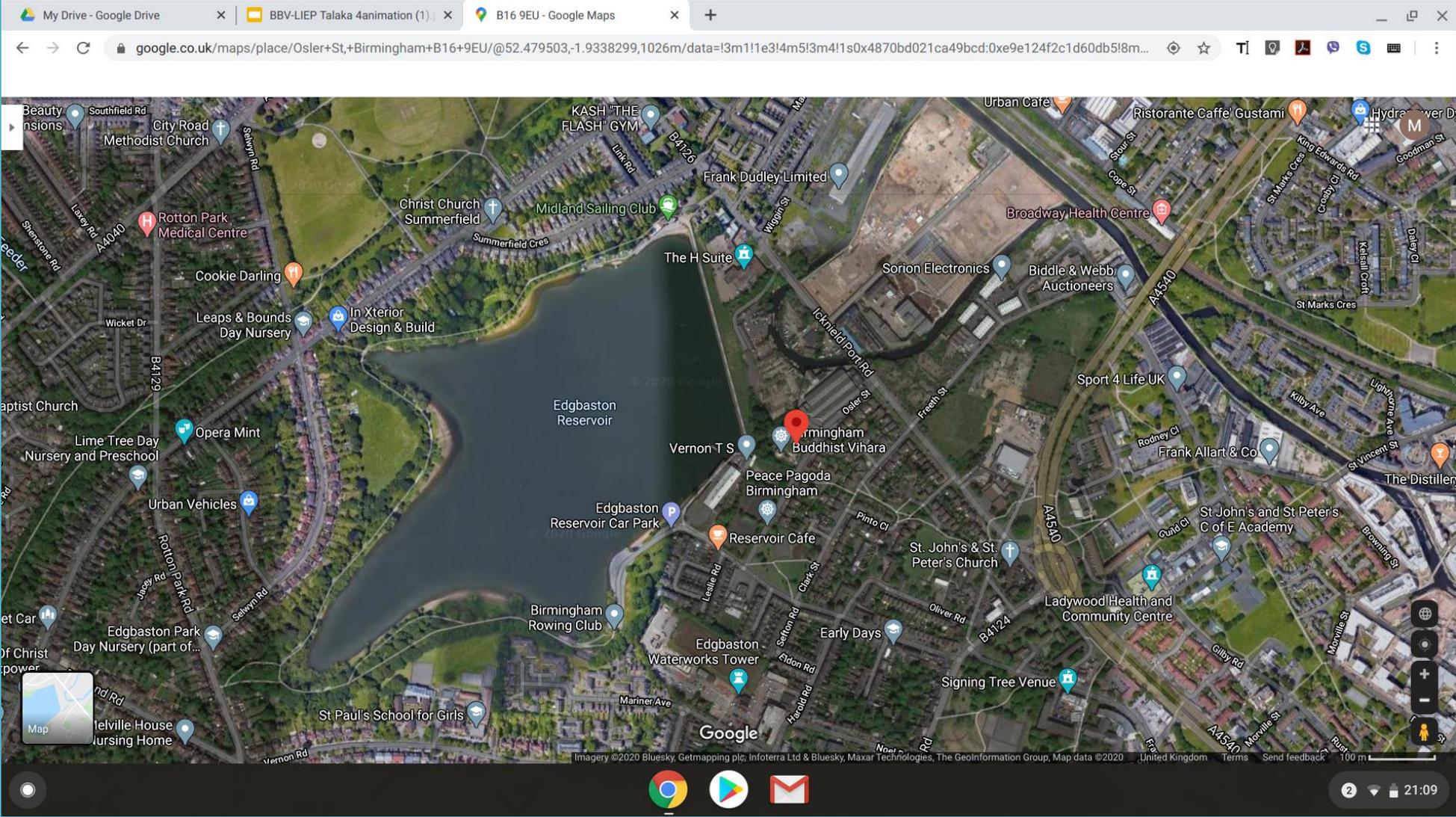
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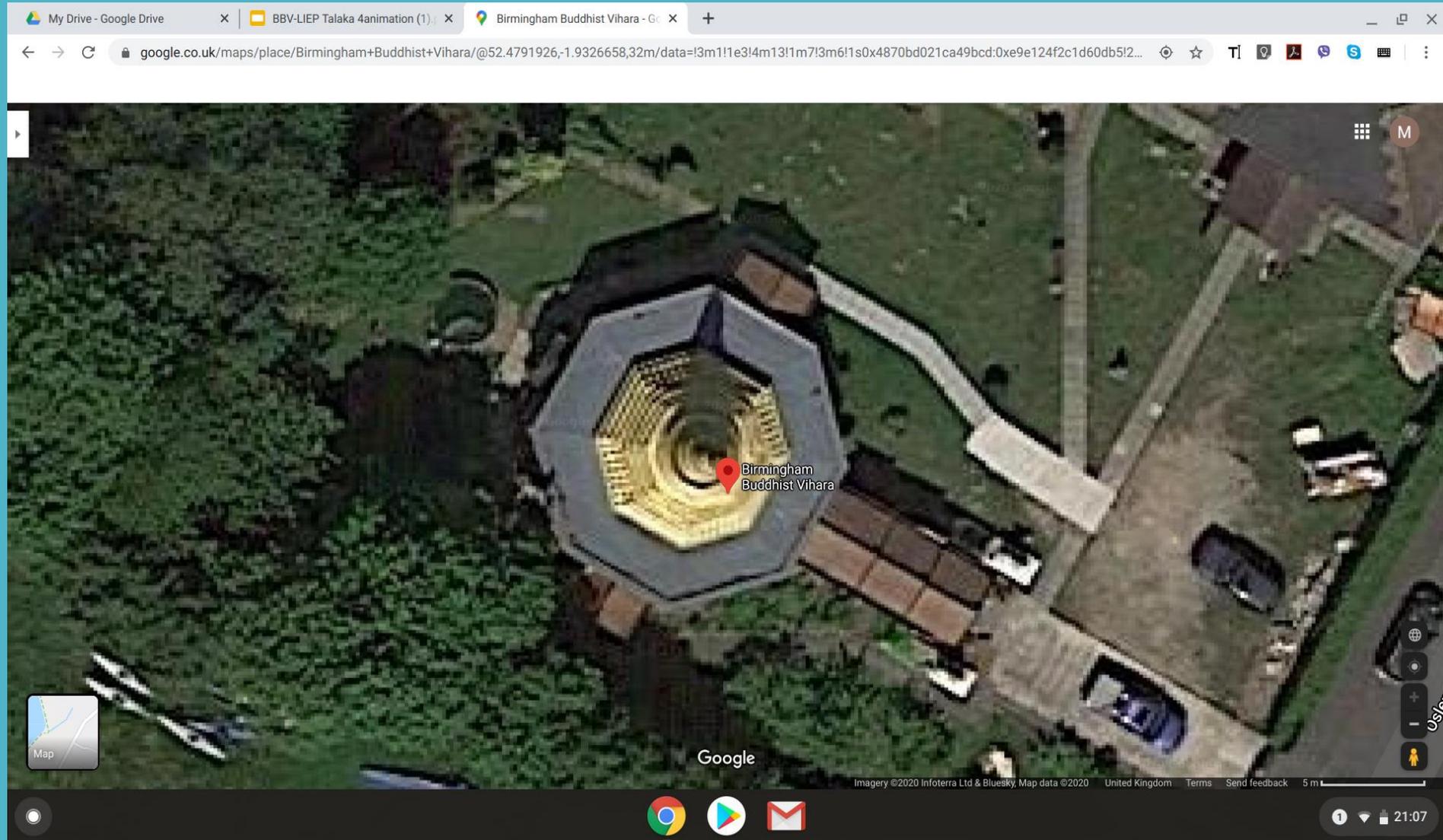


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Foundation pile driven. Octagon – based on Eight Fold Path. Stupa which makes up the roof built in three reinforced concrete sections. The upper two sections surround a void. The bottom domed section hollow in construction with no access.



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Brief History of renovations/repairs:

- Repainted 5 times.
- Dome Survey and Leak Investigation in June 2005
Survey involved a two man abseil team.
Inspection of the void done – pool of water found.
- Water drained from void using pumps.
- Flat roof surround repaired three times.
Installed wood-frame incline with bitumen felt cover.
2018 final repair done with GRP (Glass Reinforced Polyester) membrane with foam insulation with incline.

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After the final flat roof repair of the Pagoda the renovation of the of the Shrine Hall was done, with the dome repainted – 2018

Two years after the renovation damp patches started to appear on the dome again. – 2020

Nov 2021, A Company called Evolve was requested to give a report on the Dome. An engineer visited three times but never issued a formal report.

Oliver Architecture Ltd. was recommended by an acquaintance from Birmingham Museum Trust, as they specialise in renovating heritage buildings. Commissioned in Jan 2022.

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Oliver Architecture's First Survey – Drone Survey



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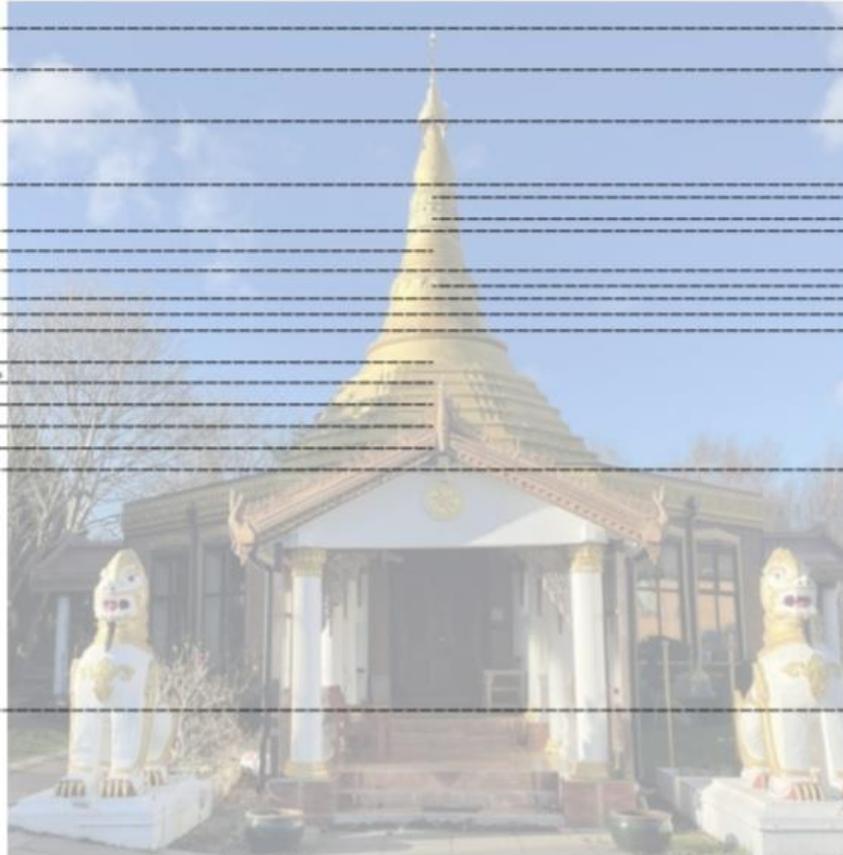


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COSMOLOGICAL MEANING

1. Anupadisesa-nibbana
2. Sa-upadisesa-nibbana
3. The Realms of the Four Formless Brahmas
4. The Realms of the Five Pure Brahmas
5. The Realm of Great Reward
6. The Realm of Non-percipient Beings
7. The Three Realms of the Third Jhanic Plane
8. The Three Realms of the Second Jhanic Plane
9. The Three Realms of the First Jhanic Plane
10. The Realm of the Gods who lord over the Creations of Others
11. The Realm of the Gods who rejoice in Creations
12. The Delightful Realm
13. The Realm of the Yama Gods
14. The Realm of the Thirty-three Gods
15. The Realm of the Four Great Kings

16. The Human Realm and the Four Realms of Misery



BUILDING ELEMENT

1. Diamond (vajira)
2. Umbrella
3. Banana Bud
4. Lotus facing upwards
5. Ring of Glass Balls
7. Varieties of Cornices
8. The Garland of Flowers
9. The Bell
10. Decorative Belt
11. The Bell
12. The Encircling Gradations
13. The Base

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Revisions:



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Project	Dhamma Talaka Peace Pagoda Condition Survey	Scale	NTS	Job No.	2166
Drawing	Elevation showing Building Elements and Cosmological Meaning	Date	March 2022	Dwg. No.	01
		Drawn	ds	Rev.	-

Dhamma Talaka Peace Pagoda



P01 North West Elevation cracks and spalling to concrete



P02 North Elevation cracking between realms



P03 North East Elevation cracking to fillets between realms



P04 Gold paint failing to bell



P05 Gold paint failing collecting on flat roof



P06 Modern plastic vent to the Bell



P07 Existing weep holes located in The Realm of the Gods who rejoice in Creations



P08 Umbrella junction sealed in 2015



P09 Water ingress to West quadrant of the dome



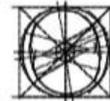
P10 Internal paint finish blistering



P11 Keim Gold Lasur paint samples with varying Keim Soldalit base coats

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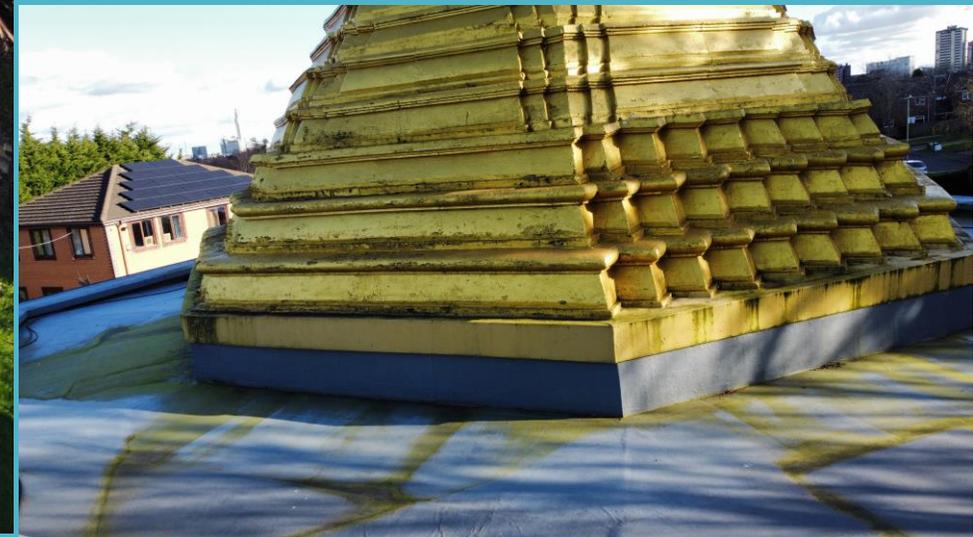


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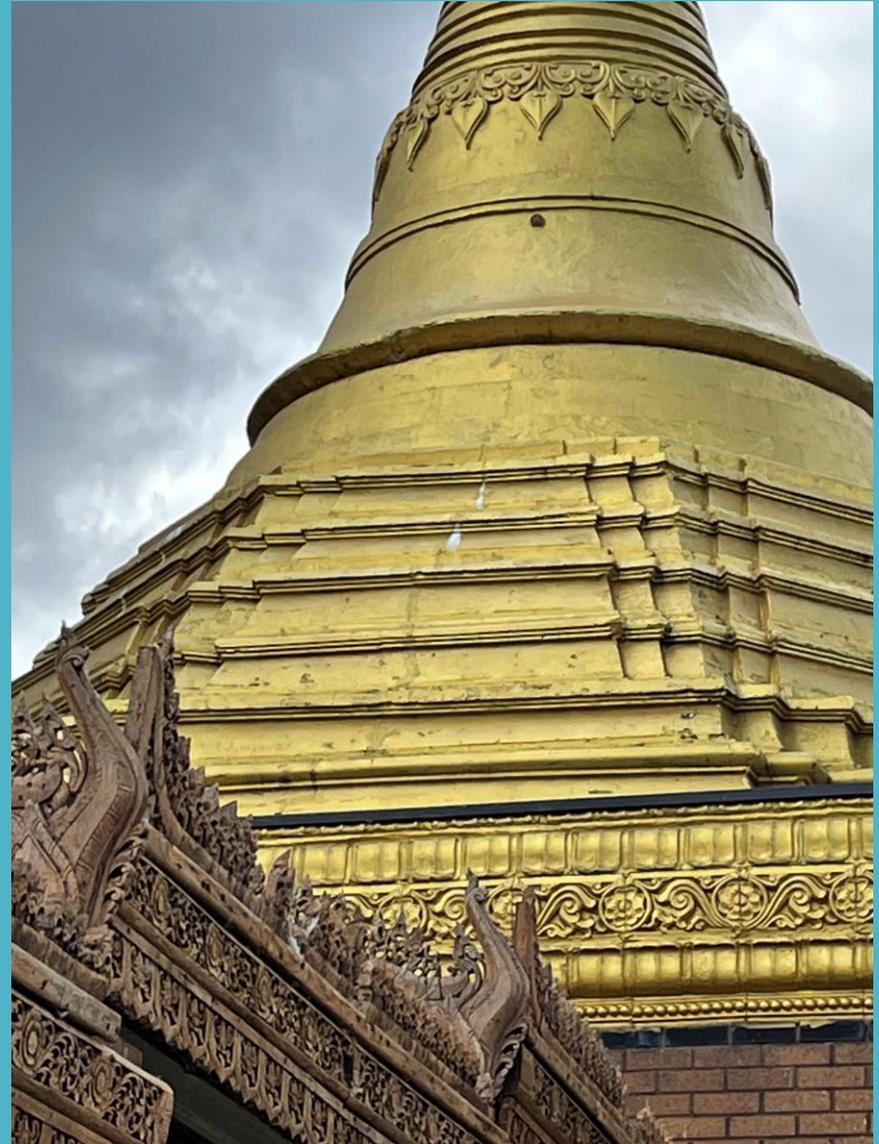
Project	Ladywood, Dhamma Talaka Peace Pagoda	Scale	NTS @A3	Job No.	2166
Drawing	Photograph Sheet P01-P11	Date	April 2022	Drw. No.	06
		Drawn	oa	Rev.	-

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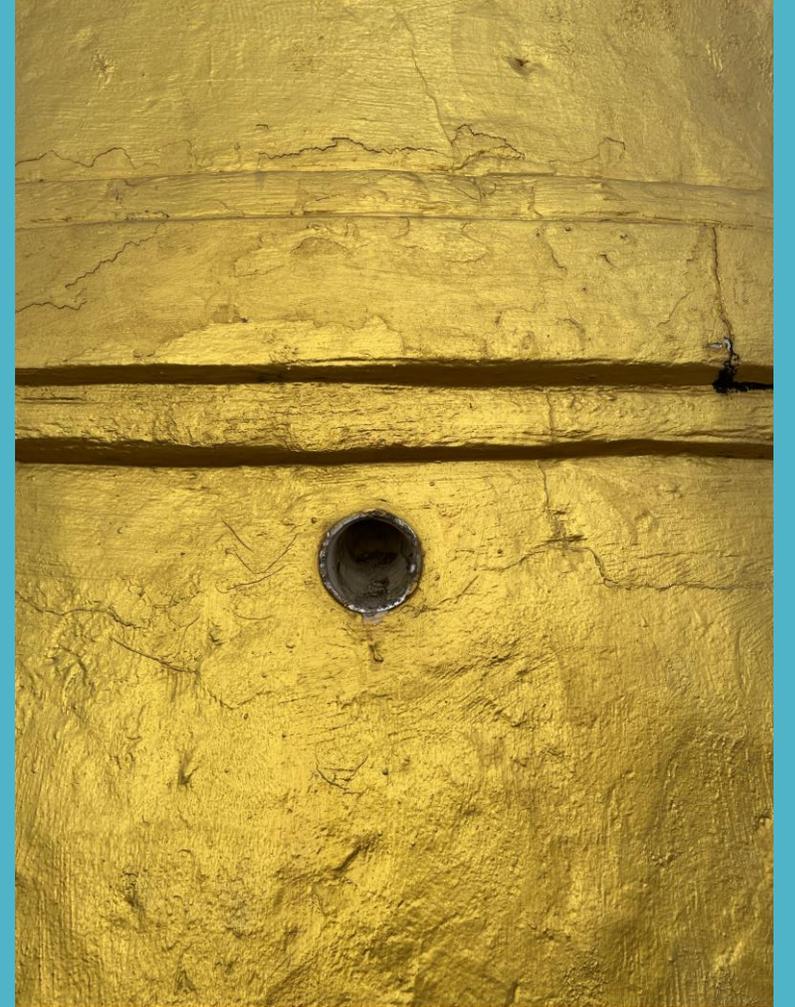
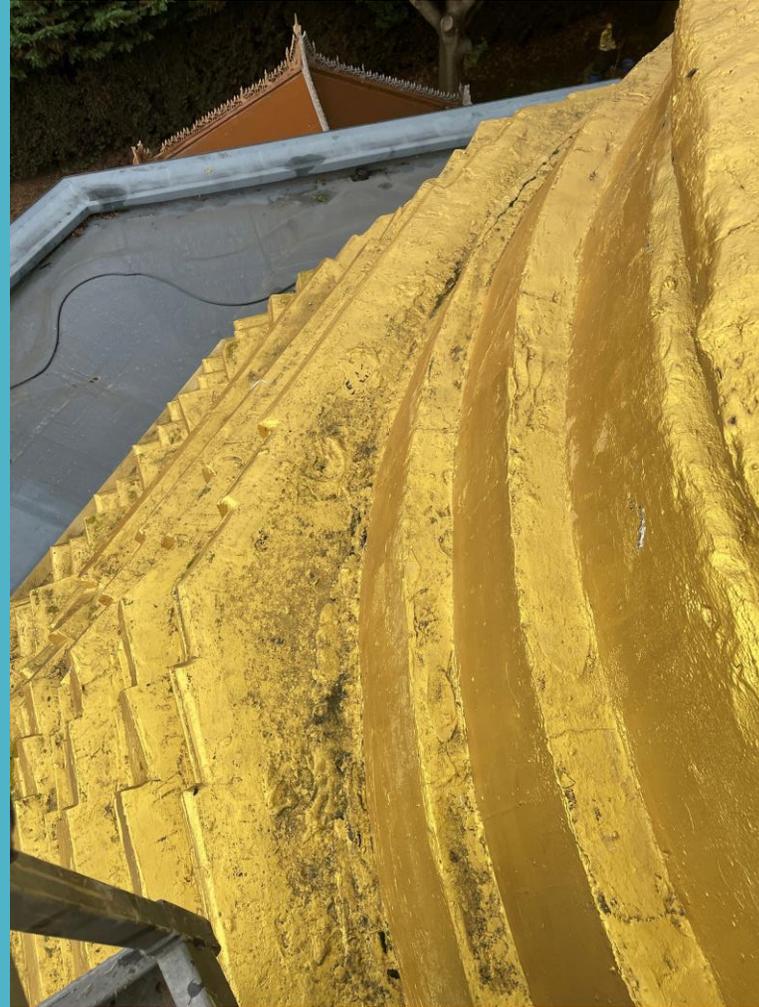
Gold Paint run off



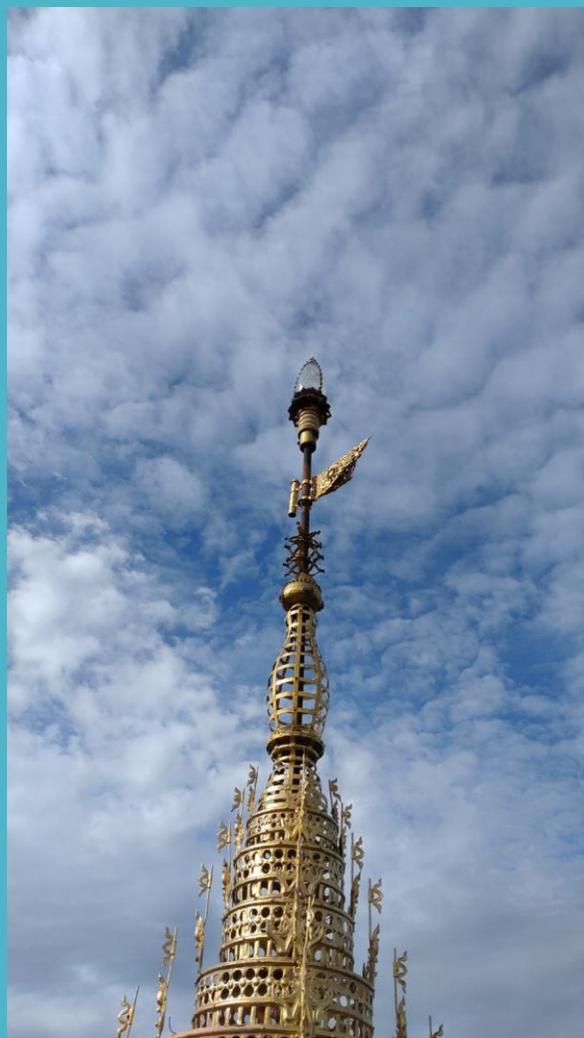
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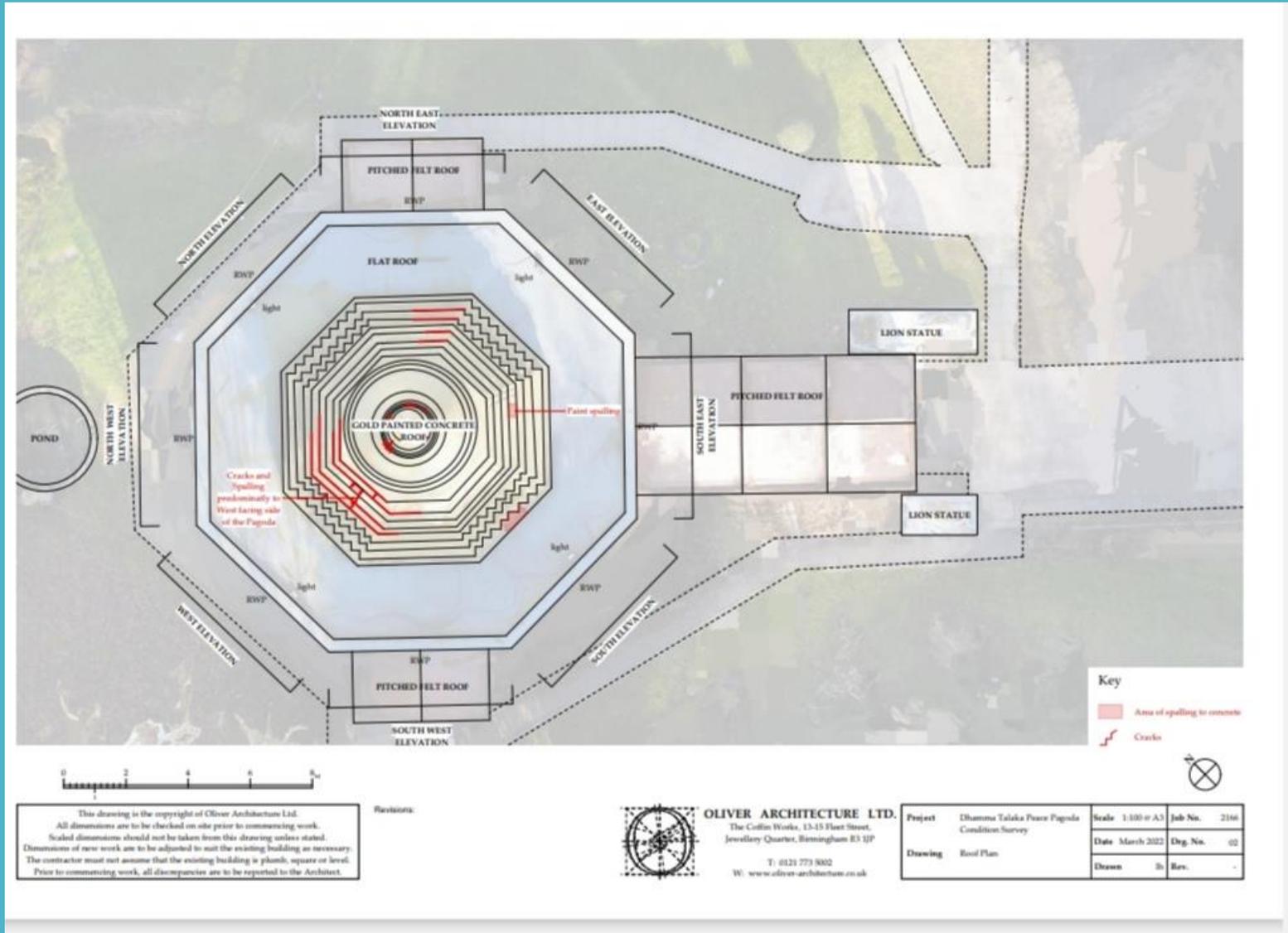
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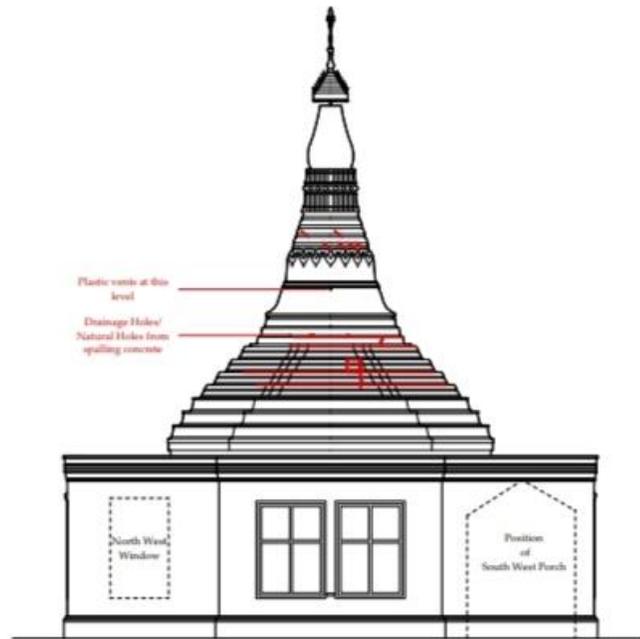
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Project	Dhamma Talaka Peace Pagoda	Scale	1:100 @ A3	Job No.	2166		
	Condition Survey		Date		March 2022	Drp. No.	02
	Drawing		Roof Plan		Drawn	By	Rev.

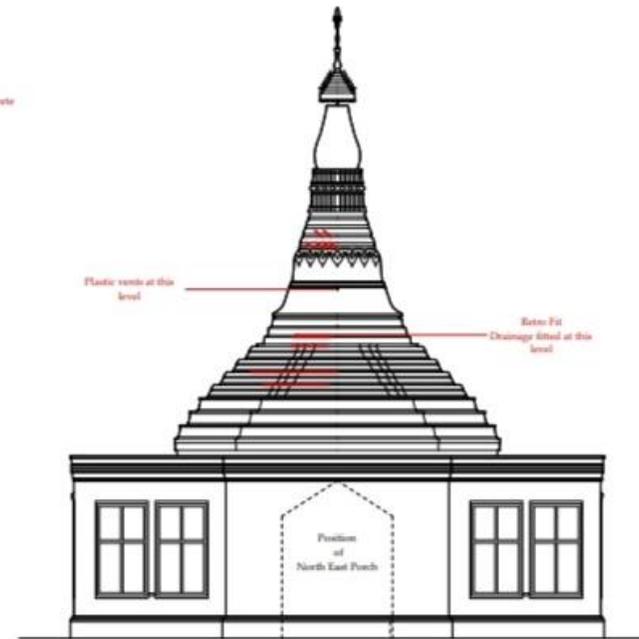
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WEST ELEVATION

Key

- Area of spalling to concrete
- ↗ Cracks



NORTH EAST ELEVATION

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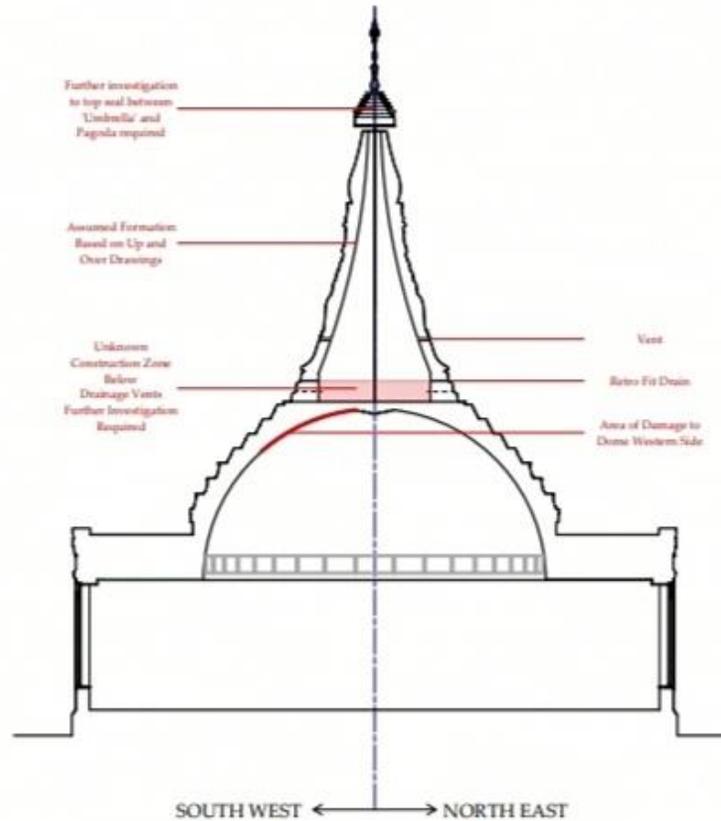
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Project	Dhamma Talaka Peace Pagoda	Scale	NTS	Job No.	2106
	Condition Survey	Date	March 2022	Dwg. No.	04
Drawing	North West and East Elevations	Drawn	ryj	Rev.	-
	Defects				

Dhamma Talaka Peace Pagoda



Key

- Area of spalling to concrete
- Cracks

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Project	Dhamma Talaka Peace Pagoda Condition Survey	Scale	NTS	Job No.	2106
	Drawing	Section West - East Defects	Date	March 2022	Drawn
			Drawn	myf	Rev.

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Report on 29th June 2022 by Oliver Architecture Ltd.

Due to the nature of the works and awkward access (high level to the pagoda), the project needs to comply with the Health & Safety Executive Construction, Design & Management Regulations. This means that a “Principal Designer” needs to be appointed, a role which Oliver Architecture will fulfil.

Without tendering, the works the costs for repairing and redecorating the Vihara’s pagoda are uncertain and hard to predict. However, our current best estimate for the works is in the region of £50,000+VAT.

To act as Architect and Principal Designer for this work, we propose a percentage-based fee of 13.5% of the contract value (12.5% Architect, 1% Principal Designer). This fee would be inclusive of reasonable printing and travel costs, but exclusive of VAT which would be charged at the standard rate. Oliver Architecture would be appointed on the basis of the RIBA Concise Professional Services Contract 2020:Conservation Architectural Services. Given we have the initial report in this particular instance we have broken the fees into two parts which coincide with the industry standard RIBA Plan of work.

RIBA Stages 0-4 (up to tender) 60% of 13.5% + VAT

To continue the survey work, produce the schedule of works and drawings and tender the project

RIBA Stages 5-7 (contract administration) 40% of 13.5% + VAT

To inspect the works on site and administer the contract between yourselves and the building contractor.

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The findings in brief:

- Borescope through one of the vents showed a black plastic membrane which lines the void up to the vents. It means that any water that penetrates the pagoda from the umbrella is not the cause of the disturbance to the ceiling of the dome.
- The seal between the umbrella and banana bud looks serviceable but is nearing the end of its life both the seal and paint are failing.
- The whole of the pagoda has been repainted since 1995 there is evidence of two different colour gold colours the original; a darker *oil based paint* and the later one in 2015 repairs a lighter plastic based paint. Shows cracking, slumping, peeling and generally failing. Being plastic based it is also trapping any water in the concrete structure behind.
- The cement embellishments (*particularly those on the lower realms*) are not fully protected by the paint, are holding water on the upper surfaces and allowing water to percolate through the cracks in the structure *bypassing the plastic membrane* this we believe is the source of the water causing the damage internally.

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The physical inspection has revealed some other defects:

- The support structure to the umbrella is steel and is starting to rust. This needs treating and redecorating.

This would be better carried out by taking it down and taken to a workshop over a an temporary in situ clean and redecoration.

- The flat roof is in good condition although the flashing detail between it and the pagoda - the pointing is failing and there is minimal overlap so some water can be getting in at that point (*to the circumference of the dome*)

- The repair works are likely to involve cutting out and grinding some of the cracks, further paint removal and making up some of the missing detail which will require sound working platforms not cherry pickers.

- Given that it would be impractical to work off cherry pickers* The flat roof is not strong enough to take an access platform directly so to ensure safe working conditions unfortunately scaffolding is required.

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