

Condition Report and Proposals on the roof at 6-8 Manchester Rd, Bury, BL9 0ED

For Horsfield Insolvency Practitioners



Dated: August 2020

Ref: C-0447

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1.00 INTRODUCTION

This report has been commissioned by Horsfield Insolvency Practitioners to investigate their office roof at 6-8 Manchester Rd, Bury. This follows on going water penetration and leaks and a series of subsequent repairs to keep the building watertight.

1.01 Purpose of Report:

To determine the condition of the existing roof and account of the fact that the building is a Grade II Listed heritage asset and to seek the required approvals for its restoration.

1.02 Scope of Report

This report has been carried out from readily accessible levels with no intrusive investigation unless otherwise stated

2.00 CONTEXT

2.01 6-8 Manchester Rd Bury forms part of a listed traditional terraced. Built in the mid C19 in the classical style, from traditional loadbearing brickwork, stone dressings and pitched slated roofs, there are outriggers to the rear. There follows in Fig. 1 a context plan with general site photographs.

2.02 Site Plan and Context

Manchester Rd Bury is close to the Bury Town Centre and runs north from Angouleme Way. To the west lies Back Manchester Rd and St Mary's Place to the north Library Gardens. St Marys Church lies to the east.

6-8 Manchester Rd falls within the Bury Town Centre Conservation Area.



Fig. 1



6-10 Manchester Rd from south east



2-14 Manchester Rd from the north east



6-10 Manchester Rd from the west



2-14 Manchester Rd from the west

3.00 THE PROBLEM INTERNALLY

The external report which follows (Section 4) reveals a roof which is in a failing condition this has resulted in water penetration at various locations to the upper floors illustrated by the following photographs.



Dampness to stairwells



Damaged plaster to landing area



Damp from Dormers



Damp from Dormers



Damp from Chimney



Dampness affecting ceilings

4.00 CONDITION OF THE ROOF

Refer to Appendix 1 Drawing No C-0447 S1. External Condition – Roof Plan and Photographic record. There follows a photographic record with condition descriptions. Photograph locations are indicated on the existing roof plan within Appendix 1.

Building Element			
	Condition / Comment		
Slating and Ridges	Rear and front roofs including outriggers exhibit broken, slipped and missing slates. A number of slates have been bitumen repaired/sealed Significant number of tabbed slates		
		P1	P2
			
		P3	P4

			
		P5	P6
Dormers D1 and D2	Timber framed constructions with reversed sloping slate covered roofs, slate hanging to cheeks and Upvc windows. Slate hanging is failing and verge pointing fractured		
		P7	P8
Rooflights RL1 and RL2	Traditional timber rooflights with glazing bar. Single glazed. Externally repaired with bituminous felt. Perished timber noted internally.		
		P9	P10

Chimneys			
CH1	Brick with capped top. Fractured pointing and defective/lifting flashings. Perished bricks noted. Fractured cement capping.		
CH2	Brick stack with 5 clay pots. Stone sailing course with brick edge over. Fractured pointing and erosion to stone sailing course. Flashings require close inspection.		
		P11. CH1	P12. CH2
CH3	Brick stack 3 clay pots and flue terminal. Stone sailing course. Fractured jointing and perished brickwork evident.		
CH4	Brick stack which is capped and vented by terracotta air brick. Fractured pointing and vegetation noted. Lifting flashings.		
		P13. CH3	P14. CH4

Abutment Gutter East elevation When viewed from the drone footage (next section)	It is quite clear that the abutment lead gutter is suffering from age. The drone footage shows a lead lining to the gutter with steps. There is evidence of regular horizontal creasing which is usually brought about by expansion and contraction of the lead over a long period of time. This provides inherent weakness especially of lead of this age. Flashings appear deformed.		
		P15	
Former Rooflights X1 and X2	On the two outrigger roofs are 2 small (circa 600x500mm) former rooflights with lead covering. They appear serviceable.		

5.00. DRONE FOOTAGE OF THE ROOF

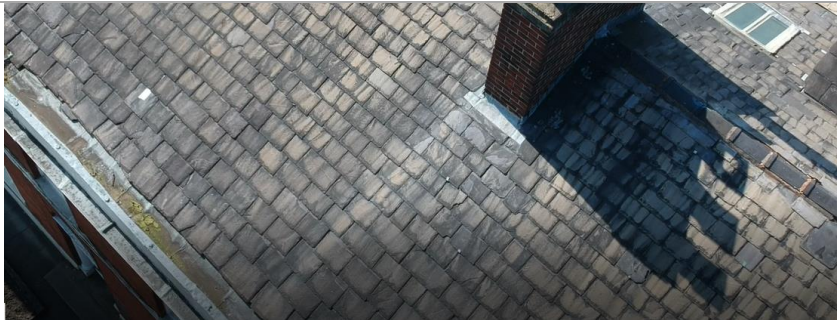
The drone footage was taken some months ago but we have been assured by the Client that only minor work has been undertaken on the roof so the footage will form a relevant part for this application. It does not cover the intersection and chimneys on the party wall between No 8 and 10 nonetheless it is a helpful guide. The video is in possession of the Council as a separate element but the still shots from the video below are useful in revealing the form of the roof and its overall condition.

Video Time	Comment	
0.00	View from the west. Uneven slates generally. Extensive number of slipped and broken slates	
00.25	Outrigger gable Slipped slates to slate hanging	

00.54	Flashband (bituminous felt) repairs to Rooflight 1		
01.00	Fractured ridge pointing		

01.30	Chimney 1 Fractured flaunching Lifting flashings Vegetation growth (suggesting water ingress)		
02.01	East parapet Uneven flashings View of concealed gutter with stepped lead finish partly silted		
02.26	Chimney 2 - Fractured flaunching Fractured ridge pointing Creased lead to abutment gutter		

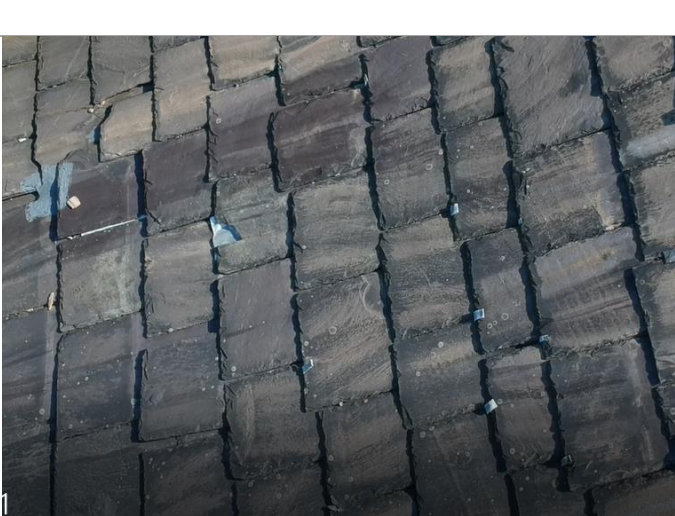
02.37 02.58	Creased lead to abutment gutter and deformed flashings Note lead covering to stone parapet fixings covered with lead buttons		
03.09	Fractured flaunching to Chimney 1 and vegetation		

03.12	Slipped slates to Dormer 2 and outrigger Flashband repairs to Rooflight RL1		
03.19	Creased lead to main abutment gutter Slipped slates below main ridge (east slope)		
04.13	Parapet gutter Extensive lengths of lead with creasing Uneven stone to parapet		

05.12	Deformed flashings to parapet		
05.18	Fractured ridge pointing		

05.23	Flashband repairs to Rooflight RL1		
05.34	Broken slates and bitumen repairs to slates		

06.38	Defective abutment flashings to outrigger	
06.46	Fractured pointing to outrigger	
07.09	Flashband repairs to Rooflight RL2	

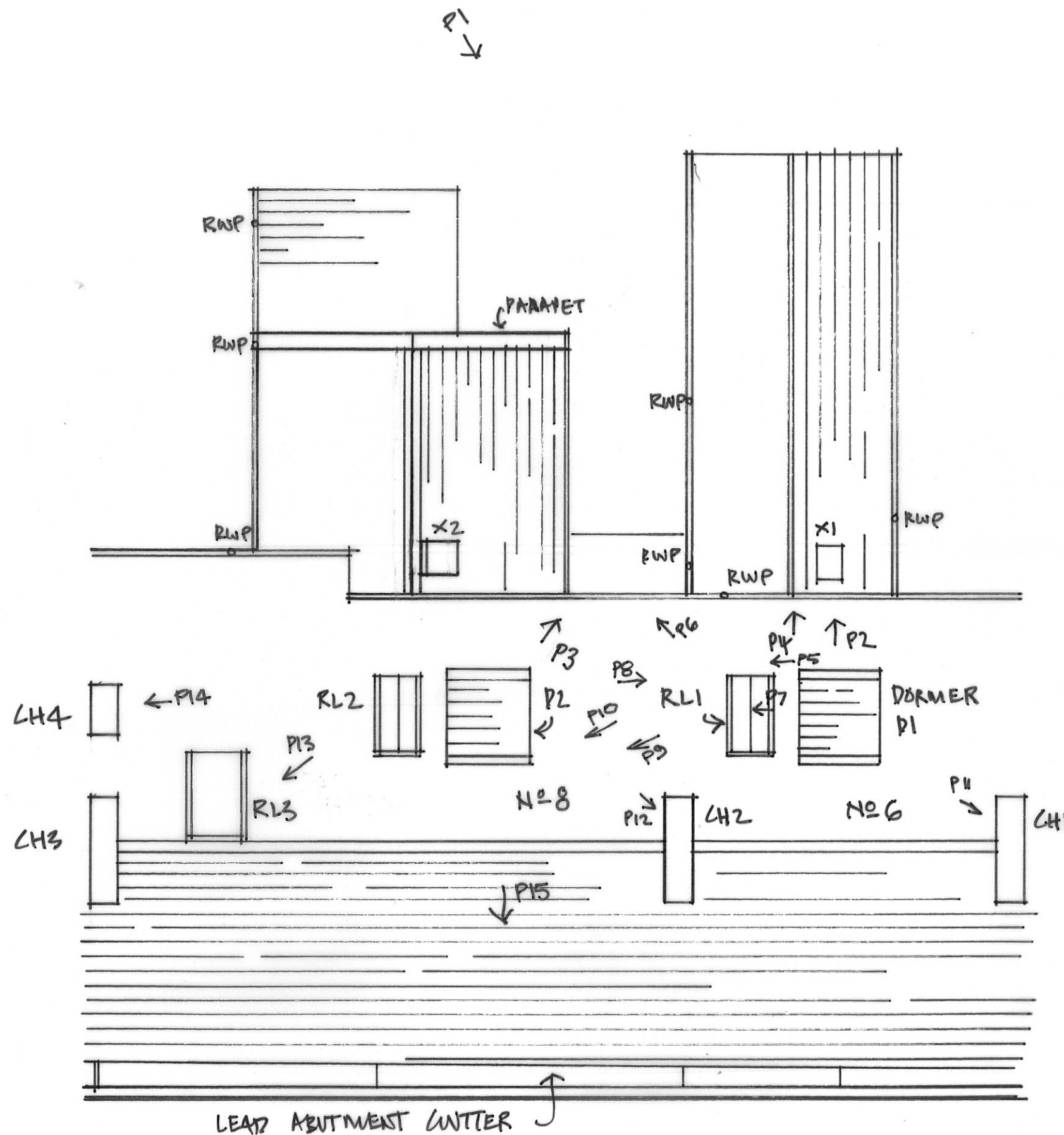
07.23	Slipped slates and fractured ridge pointing to outrigger		
07.48	Defective and tabbed slates		

6.00 THE PROPOSALS

Note: these proposals are driven by the fact that this building is a Grade II heritage asset. The intention is to repair and recover the roof with minimum affect to the significance of the building. Materials will be replaced on a like for like basis.

The proposals are shown on drawing No C-0477-P1 (See Appendix 2) and include for the following.

- a. General slate coverings: carefully the remove the existing slates and recover using new tantalisated battens to match the existing batten profile (75x13mm). Lay on a new breathable felt
- b. Clay ridges. Rebed on new lime mortar
- c. Abutment Flashings to outrigger roofs. Renew with lead soakers and cover flashings.
- d. Dormers D1 and D2. Slate hanging – carefully remove and recover using existing slates and make good to match existing. Inspect lead valley at intersection and renew if required.
- e. Abutment Gutter to east elevation. Carefully take up the existing lead gutter and boarding and replace with a new WPB ply lining to fall on new battens, with Code 6 lead on felt and T-Pren (or similar) neoprene expansion joints all fixed in accordance with manufacturer’s instructions.
- f. Allow for redressing the inner lead-lined face of the stone parapet.
- g. Chimneys:
 - CH1 – Rake out and repoint with a new NHL 5 lime mortar. New lead soakers and cover flashings. Replace/repair flaunching.
 - CH2 – Rake out and repoint with a new NHL 5 lime mortar. New lead soakers and cover flashings. Replace/repair flaunching.
 - CH3 – Rake out and repoint with a new NHL 5 lime mortar. New lead soakers and cover flashings. Replace/repair flaunching.
 - CH4 – Rake out and repoint with a new NHL 5 lime mortar. New lead soakers and cover flashings. Replace/repair flaunching.
- h. Rooflights.
 - RL1 and RL2: Carefully remove existing single glazed rooflight and reform the opening to suit a new Velux Conservation Rooflight Ref GGLSD5N2 (78x118) MK08
 - RL3. Carefully remove existing single glazed rooflight and reform the opening to suit a new Velux Conservation Rooflight Ref GGLSD5N2 (78x140) MK08
- i. Former rooflights (Marked X1 and X2) remove and recover with slate
- j. Timber fascias to outriggers. Overhaul and redecorate.
- k. Rainwater Goods. Overhaul existing PVC.
- l. Slate hanging to Gable outrigger of No 8/10. Carefully remove and reinstate on new timber tantalisated battens to match the existing profiles. The slate hanging is to be replaced to match the existing and make good where slates are missing.



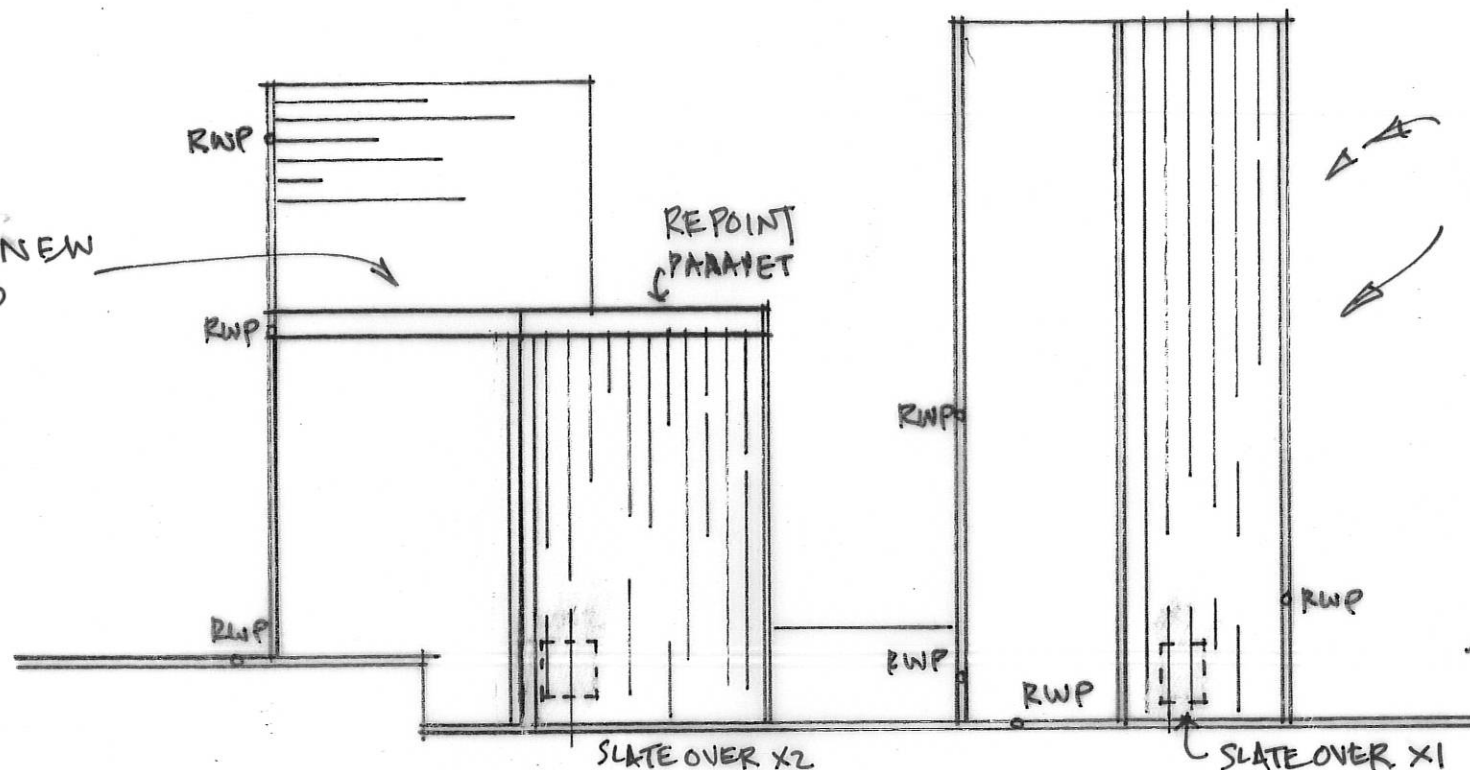
P1-P15 PHOTO REFERENCES

6-8 MANCHESTER RD BURY. RE-ROOFING PROPOSALS FOR HORSFIELD INSOLVENCY PRACTITIONERS.
 PRG: ROOF PLAN AS EXISTING: SCALE 1:100 @ A3. EQUILIBRIUM ARCHITECTS LTD.

PRG: C-0447-S1

✓

TILE HANGING TO
CABLE OUTRIGGER:
TAKE OFF + PROVIDE NEW
BATTENS. REPLACE TO
MATCH EXISTING

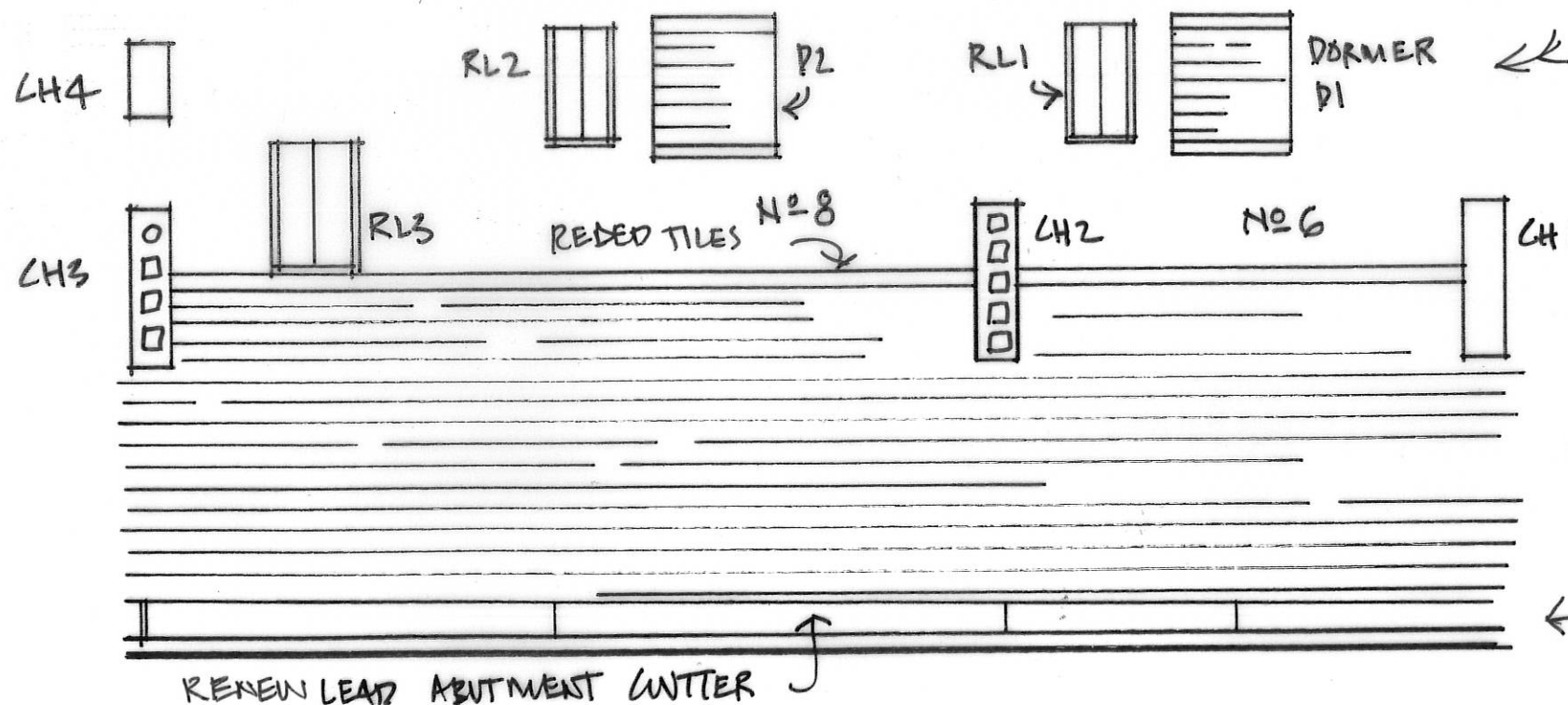


RAINWATER GOODS:
OVERHAUL/REPAIR EXISTING PVC GUTTERS
+ DOWNPIPES.

OUTRIGGER ROOFS:
RECOVER SLATE ROOF AS MAIN BUILDING
REMOVE OLD ROOFLIGHTS X1 + X2
RENEW ALL ABUTMENT FLASHINGS

ROOFLIGHTS RL1 + RL2 + RL3 TAKE OUT
SINGLE GLAZED LIGHTS + REPLACE
WITH VELUX CONSERVATION ROOF LIGHTS
TO SUIT EXISTING OPENINGS

DORMERS DHD2: REMOVE + REPLACE
SLATE HANGING TO MATCH EXISTING



CHIMNEYS CH1, 2, 3, 4
REPOINT + RENEW FLASHINGS
RE-FLASH

SLATE ROOF:
REMOVE SLATES + RECOVER REUSING SLATES.
NEW BATTENS + BREATHABLE FELT

RENEW LEAD GUTTER, WITH CODE 6 LEAD ON
FELT + NEW WBP PLY (EXT QUALITY)
USE T.PREN/NEOPRENE EXPANSION JOINTS
DRESS DOWN EXISTING FLASHINGS
REBED RIDGES

6-8 MANCHESTER RD BURY. RE-ROOFING PROPOSALS FOR HORSFIELD INSOLVENCY PRACTITIONERS.
PRG: ROOF PLAN AS PROPOSED. SCALE 1:100 @ A3. EQUILIBRIUM ARCHITECTS LTD.

PRG: C-0447-P1