

aa projects

Photographic Schedule
Listed Building
Development Control Consent

for

Roof Covering Replacement
and Roof Light
Restoration Scheme



Righton Building
Manchester
Metropolitan
University

April 2008



Plate 1: General view of the front elevation of the Righton Building forming part of Manchester Metropolitan University, situated on Cavendish Road, Manchester, M15 6BG.



Plate 2: Further general View of the front elevation.



Plate 3: General View of the left hand elevation.

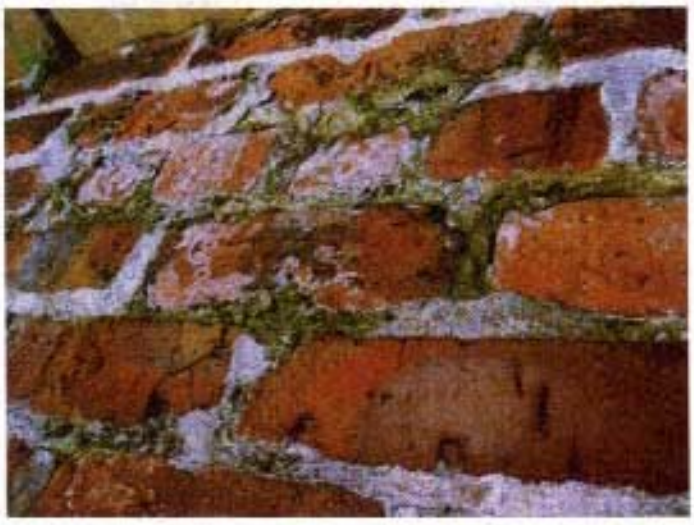

Plate 4: View of delaminating brick face and poor mortar pointing between bricks to the rear elevation of the parapet wall.

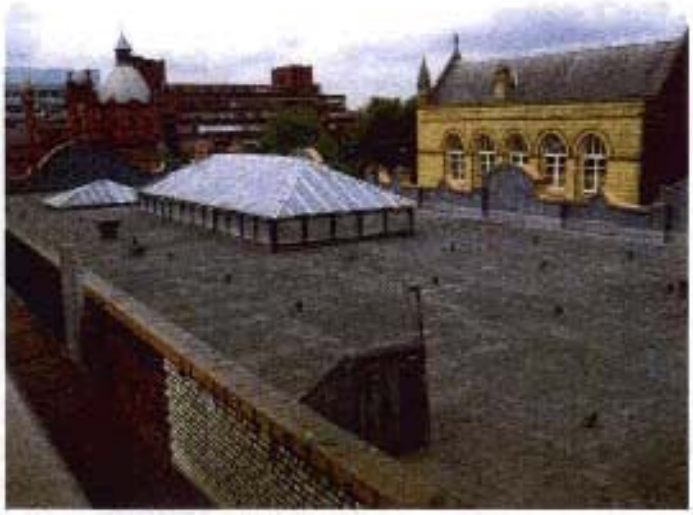

Plate 5: General view of the roof area and roof components.



Plate 6: View of Hessian parapet liner, poor mortar pointing between bricks and brick face delaminating due to frost action.



Plate 7: View of the render debonbing on internal face of the parapet wall to the front elevation.



Plate 8: General view of the roof area showing the right hand elevation of the internal face of the parapet wall including render. View also shows water retention due to insufficient falls to roof, insufficient sized water outlets and aged / defective roof coverings.



Plate 9: View of existing spray applied foam covering applied to internal face of the parapet wall.



Plate 10: View of the existing water outlet which has insufficient flow rate for surface water to egress the roof area resulting in water retention on the roof and subsequent water penetration of the building due to aged / defective roof covering. Incorrect sizing of water outlet is resulting in regular blockages.



Plate 11: General view of roof light number 1.



Plate 12: View showing debonding and decay of timber cill to roof light number 1.



Plate 13: View of defective and decayed timber to roof light number 1.



Plate 14: View of defective upstand and decayed timber to roof light number 1.



Plate 15: General view of flash band used to temporarily protect defective glazing bars to roof light number 1.



Plate 16: View of existing defective timber glazing bar.



Plate 17: View of existing steel glazing bar end cap affected by corrosion.



Plate 18: View of defective glazing bar detail, defective glass and defective rain water gutter.



Plate 19: General view of roof light number 2.



Plate 20: View of defective / aged glazing bars temporarily covered using flash band and defective glass covering.



Plate 21: View of unsafe, aged and decayed timber roof access hatch.



Plate 22: View of decayed timbers to roof access hatch.



Plate 23: View of Hessian covering debonding to coping stones on parapet walls.



Plate 24: View of defective and poor mortar pointing to coping stones on parapet walls.



Plate 25: View of aged and decayed timber fascia boards to lift plant shaft.



Plate 26: General view of the un-insulated defective roof covering over the lift plant shaft.



Plate 27: View of stained timber joists in the lift plant room caused by water penetration due to aged / defective roof coverings.



Plate 28: View of water penetration to general areas of the Righton Building due to aged, defective roof coverings and undersized surface water drainage goods.



Plate 29: Internal view of roof light number 1.



Plate 30: Internal view of roof light number 2.