

Please refer to Hutton + Rostron Report and Drone survey for further details regarding recommendation for roof repairs.

2.2 RECOMMENDATIONS (Hutton + Rostron Roof Report):

- 1 Water penetration: Gutters and rainwater goods should be cleared of any debris and require detailed investigation. Leadwork should be renewed where necessary to an improved standard. Moisture sources should be eliminated prior to any refurbishment
- 2 Access: Access should be formed into the roof void/s over the central corridor and inspection made therein
- 3 Timber repairs: Remove ceiling/skelling finishes to decayed structural timbers and allow for partner repairs in a suitable softwood. New timbers should be isolated from the masonry using damp-proof materials (dpm) and ventilated air gaps. No chemical treatments required
- 4 Parapet and valley gutter timbers: Detailed inspection is required following removal of finishes, repairs may be required
- 5 Roof drainage: Rainwater goods, high-level masonry and roof coverings require detailed investigation into their suitability and condition prior to any programme of refurbishment
- 6 Timber species: Further specification of timbers across all roofs is warranted prior to refurbishment to identify suitable remedial materials

Rainwater outlets to be cleared of debris and checked for blockages

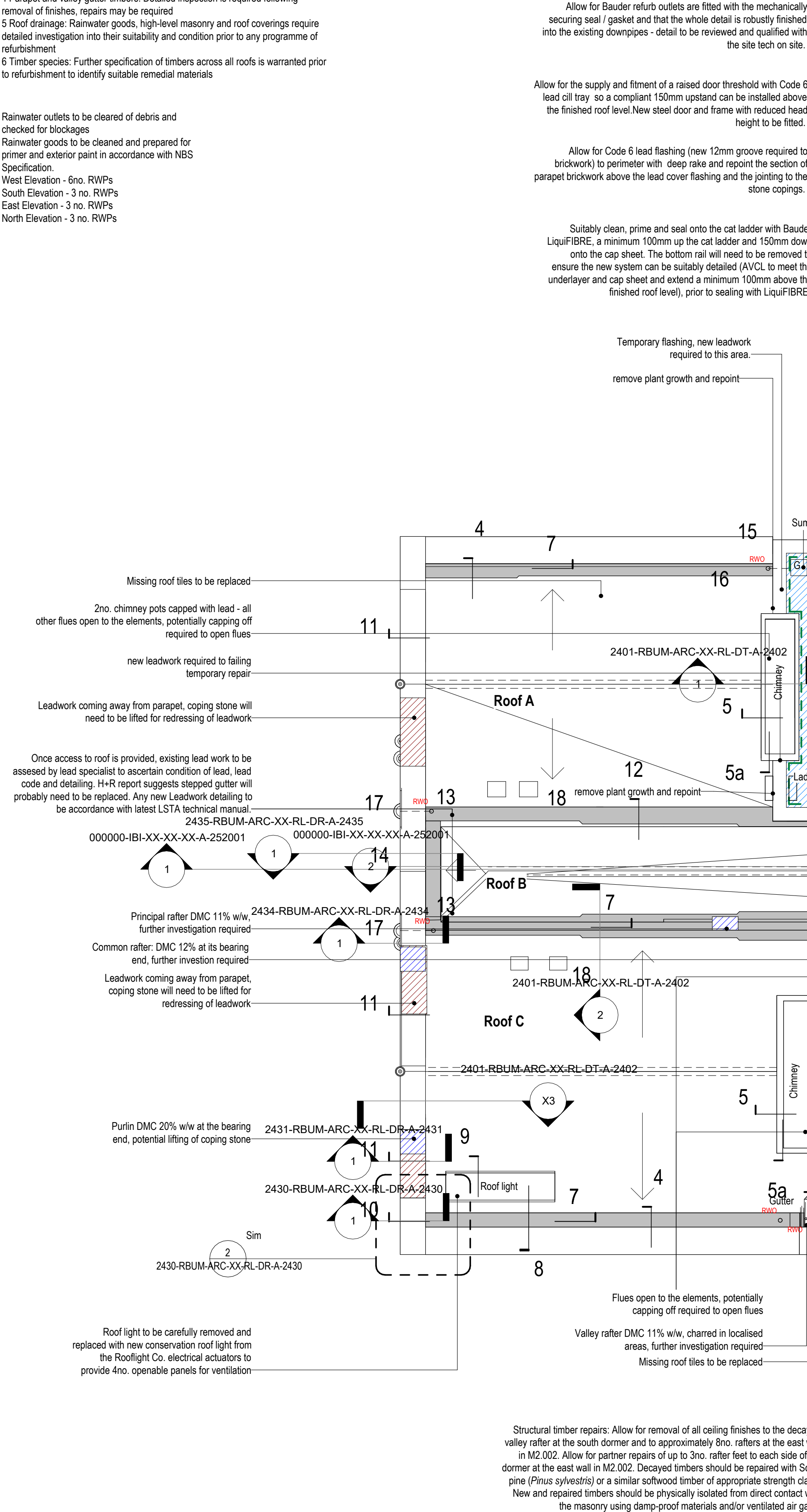
Rainwater goods to be cleaned and prepared for primer and exterior paint in accordance with NBS Specification.

West Elevation - 6no. RWPs

South Elevation - 3 no. RWPs

East Elevation - 3 no. RWPs

North Elevation - 3 no. RWPs



- Existing roof covering to be replaced with Bauder Total Roof System Plus - Reinforced bitumen membrane warm roof covering system – self adhered on tapered insulation
- Area subject to water penetration
- Coping stone may be required to be lifted for further roof investigation
- New Code 6 or 8 lead valley gutter to LSTA Technical Manual Details + Specification
- Detailed roof survey + leadwork inspection required once scaffold is erected, roof plan is diagrammatic and based upon drone survey images.

Detailed Roof Section Legend:

- Valley
- Abutment to vertical
- Vent pipe
- Parapet gutter
- Abutment flashing - side
- Abutment flashing - end
- Sump detail
- Stepped gutter
- Gutter rooflight - base
- Rooflight - head/side
- Abutment to parapet /Secret gutter (slope)
- Abutment to parapet /Secret gutter (coping)
- Valley section <860mm wide
- Valley section >860mm wide
- Outlet detail
- Gutter/ parapet
- Pipe downcomer
- Abutement wall
- Overflow/ hopper
- Making good roof after removal
- Valley head
- Wind catcher abutment at ridge
- Dormer fascia - junction to roof
- Dorma Facia- vertical abutment
- Dorma Eaves Gutter detail
- Gutter / wall
- Door threshold
- Gutter junction

Notes:

- This drawing is copyright.
- Do not scale dimensions from this drawing.
- This drawing is to be read in conjunction with all other relevant drawings.
- All discrepancies on this drawing are to be reported to the architect.
- Do not modify any element of this drawing.
- Use drawing only for purpose(s) issued.
- This drawing may contain colour.

Scale Bar

0 1m 3m 5m

Scale: 1:100

North Point

Key Plan

The following external model files are included within this drawing:

RBUM-IBI-XX-XX-M3-A-000000_Shared Levels and Grids	M&F
RBUM-IBI-XX-XX-M3-A-000010_CAD Container	M&H
RBUM-IBI-XX-XX-M3-A-000013_CAD Container	M&I
UOMRB-CAD-ZZ-ZZ-M-Z-00001_A4-C05	M&M

P6	2024/12/17	Roof Key Plan issued	AB	RM
P5	2024/10/21	Roof D detail refs added with notes	EM	AB
P4	2024/06/26	Roof Drawing Interim Issue	AB	RM
P3	2024/02/21	Drawing updated following DIA comments	AB	RM
P2	2024/02/16	Drawings revised following conservation officer comments	AB	RM
P1	2023/12/15	Option 2 - Roof Repairs	AB	RM

Rev | Date | Revision Notes | Drawn | Review

MANCHESTER 1824

The University of Manchester

Project

Rutherford Building

Drawing Title

Proposed Roof Plan - Option 2_Repair works

Job Number	Date	Security Classification	Drawn By
141532	NOV'23		MTW
Scale@A1	Purpose		Reviewed By
As indicated	STAGE 4 COSTING		RM
Drawing Number			Revision
2403-RBUM-ARC-XX-RL-DR-A-2403			P6