



Roof Condition Report

FOR	Allied London
BY	OBI Property Ltd
DATE	04/05/2022

Lower Campfield

Lower Campfield,
Liverpool Street,
Manchester,
M44 5AF.



Roof Condition Report

Aerial view of property



Issuing Office:

OBI Property Ltd

Date:

21 April 2022

Report Prepared By:

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Signature:



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Signature:



Status:

Draft

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Executive Summary

The following summarises our initial findings following our inspection of the property and prioritises the key risks.

Risk Indicator



High risk issue for urgent action and attention



Medium risk issue recommended for ongoing management



Low risk issue for regular review

- | | | |
|----------|---|---|
| 1 | The glass reinforced plastic (GRP) roof cover panels are heavily soiled. Prepare and treat GRP panels with Giromax proprietary coating. |  |
|----------|---|---|

- | | | |
|----------|---|---|
| 2 | The asbestos roof tiles are showing signs of significant deterioration and are now at the end of their useful life. We estimate around 10% to be damaged beyond repair but suggest another 25% replacement are at the end of their useful life and the remaining tiles are very close to the end of their useful life. Considering the costs associated with providing access to undertake repairs, we would recommend wholesale replacement. |  |
|----------|---|---|

- | | | |
|----------|---|---|
| 3 | Lead flashings are generally in good condition, but several are loose and require refixing. |  |
|----------|---|---|

- | | | |
|----------|---|---|
| 4 | Isolated repairs are required to timber beading around the fascias. |  |
|----------|---|---|

5 Decoration to the timber fascia and facades, spires and louvers is heavily weathered and redecoration is required in the short term to maintain longevity of the components.



6 The internal ladders providing roof access have been condemned and require re-testing.



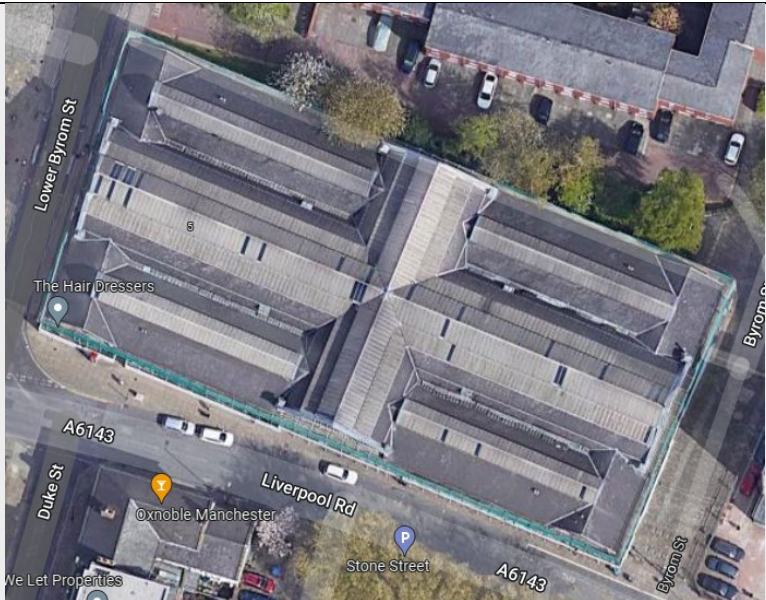
7 The original Georgian wired glass is generally in good condition, with only several noted as damaged or cracked. All Georgian wired panels should be closely inspected as part of the repair works.

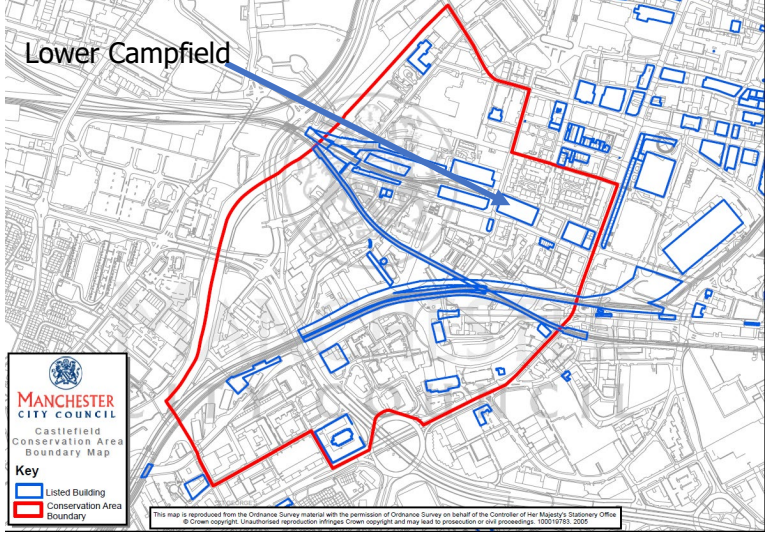


8 There is a build-up of debris to the valley gutters. These should be regularly cleared and left free flowing.



2.0	<u>Introduction</u>	
2.1	Instructions	We were instructed by Andrew Whittaker of Allied London to undertake an inspection and prepare a report on the general state of repair and condition of the roof of Lower Campfield, Liverpool Street, Manchester, M44 5AF.
2.2	Purpose of Survey	This report provides a detailed review of the roof identifying the various defects, their causes and remedial recommendations.
2.3	Limitations	This report is based on a visual inspection of the readily accessible areas of the property only. As such, in addition to the published limitations (see appendix 2), we were restricted during our inspection in the following respects: • No steps were taken to expose elements of the structure otherwise concealed or to remove surface finishes for examination of underlying elements. • The report does not identify the roof build-up and focuses on the condition of the exposed finishes. This report has been prepared for the sole use of Allied London. This report may not be relied upon by any other party without the prior and express written agreement of OBI Property Ltd.
2.4	Other Consultants Appointed	No consultants have been appointed. OBI have approached a specialist asbestos consultant, roofing contractors and rooflight manufacturers to inform our report.
2.5	Age of Building	The building was constructed in 1880 adjacent to what was then the Liverpool Road Railway Station.

2.6	Building Use	The building has been occupied by the Museum of Science and industry (MOSI) since 1983. The building has been used by MOSI for storage and in particularly housing the airplane which served as the Museums Aerospace Centre for several years.
2.7	General Description	Lower Campfield is an 1880's listed building in Manchester City Centre. The building was constructed using cast iron columns with crocket caps and timber facades / louvers to each pitch. Originally a slate and glass roof which has been replaced in the last 30-40 years with Glass Reinforced Plastic (GRP) and asbestos man made roof tiles. The building is rectangular in plan in the form of a nave with the North and South aisles under parallel roofs.
2.8	Site Boundary	
2.9	Listed/Conservation Area	Lower Campfield is a listed building which also falls within the Castlefield Conservation Area and therefore consideration needs to be given to the materials used for any repairs and replacement works.

		 Lower Campfield MANCHESTER CITY COUNCIL Castlefield Conservation Area Boundary Map Key Listed Building Conservation Area Boundary This map is reproduced from the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100019783, 2008
2.10	Inspection Date	We carried out our main inspection of the above property on 24 March 2022.
2.11	Weather	At the time of our main inspection the weather was dry with clear sky.
2.12	Orientation	For this report, the front elevation of the premises to Lower Byrom Street faces West.

3.0	<u>The Building</u>	
3.1	General Condition	Generally, the roof to the building appears to be in reasonable condition with only isolated water ingress noted internally. Temporary diverters have been installed in several locations. The GRP rooflights are heavily soiled and would benefit from cleaning. Timber fascias, bargeboards and decorations are generally in satisfactory condition. All leadwork also appears to be of suitable grading and in good condition for its age with isolated repairs to the fixings required. The original Georgian wired glass would benefit from cleaning but generally appear to be in reasonable condition with only minor isolated cracks noted. The building appears to have been well maintained throughout its life. However, the roof tiles are heavily weathered due to the age of the tiles. We estimate that around 10% of the tiles require replacement immediately, a further 25% will require replacement in the next 12 months and the remaining tiles will need replacing in the next 2-5 years. Internally, the roof access ladders have been condemned and will need to be serviced and maintained going forward.
3.2	External Elements	Comments
3.2.1	GRP Roof Lights	The Glass Reinforced Plastic rooflights are believed to be installed with Asbestos rope gaskets to provide a seal. The rooflights are soiled and would benefit from cleaning. This information was gathered from the Asbestos Survey Report dated 4th February 2022 prepared by AAC.

		We have contacted Giromax Technology Limited (specialist roof coating manufacturer) and met with one of their approved installers who advised that the GRP roof lights could be removed and recoated in their current condition providing them with a 10-year warranty.
3.2.2	Lead Flashings	The lead work to the valley gutters, hipped valleys and flashings have been completed using good quality lead which appears to be of the appropriate coding. The lead is generally in good condition for its age. However, there are areas of loose or slipped flashings which require refixing immediately.
3.2.3	Timber	The timber fascia's including all louvers, pitches, spires, decorative fillets and planks are heavily weathered. The timbers are in reasonable condition for their age and deemed in satisfactory condition. There are areas of isolated timber splice repairs that will need to be undertaken throughout the roof louvred screens and facias.
3.2.4	Decoration to Timber	All timber components to the roof require redecoration should be undertaken immediately within the next 12 months to protect the integrity of the timber before replacement is required.
3.2.5	Build Up of Moss & Lichen to Roof Tiles	There is evidence of moss and lichen growth to the roof tiles. Without cleaning the roof tiles it is difficult to identify which tiles have failed and which are going to fail within the next 12 months. The only way to determine this would be to carefully clean down the roof.

3.2.6	Debris to Valley Gutters	There are 4No. valleys which run East to West. Within the valley gutters, there are several failed GRP rooflights, slipped tiles and broken gutter boards. All debris should be removed, and the gutter boards replaced.
3.2.7	Roof Tiles	The roof tiles contain Asbestos as evidenced by the AEC Refurbishment and Demolition Report. The tiles are generally in poor condition with around 10% currently failed. However, it is estimated that a further 25% will be damaged beyond repair during the cleaning. We would recommend replacing 20-25% of the roof tiles for new man-made slate tiles to match the existing profile. We would also recommend recoating the remaining roof tiles to extend the life expectancy of the roof by 5-10 years.
3.2.8	Perimeter Gutters	The cast iron perimeter gutters are adequately fixed no movement noted. The gutters are largely free from debris but would benefit from relining and ongoing routine maintenance.
3.2.9	Georgian Wired Windows	The Georgian wired glass skylights have been over boarded with new GRP roof lights. The glass appears to be in reasonable condition with several noted as cracked or damaged.

3.3	Internal Elements	Comments
3.3.1	Inspection Ladders	The internal ladders serving the property have not been regularly maintained and should be tested and certified to provide roof access in the future.
3.3.2	Roof lining	The underside of the roof tiles are lined with timber that all appeared to be in satisfactory condition.
3.3.3	Roof lights	The underside of the rooflights were in good condition.
3.3.4	Drainage	The drainage outlets appeared to be leaking corroded and furred in area, we would recommend a drainage survey is undertaken of all downpipes to confirm their condition.
3.4	Deleterious Materials	An asbestos report has confirmed there is asbestos on the roof and should be managed in the appropriate way.



Appendices 1 - Site Inspection Photographs

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MANCHESTER . M2 3FX

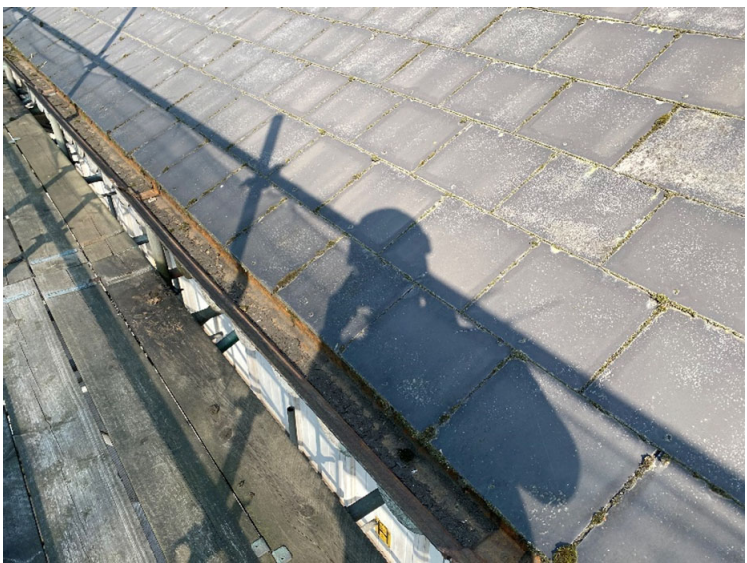


1.	View of perished roof tiles to section H1.	
2.	View of Section H1.	
3.	View of Section H1.	

4.	View of Section H1.	
5.	View of Section H1.	
6.	View of Section H1.	

7.	View of Section H1.	
8.	View of Section H1.	
9.	View of Section H1.	



1.	View of Section I1.	
2.	View of Section I1.	
3.	View of Section I1.	

4.	View of Section I1.	
5.	View of Section I1.	



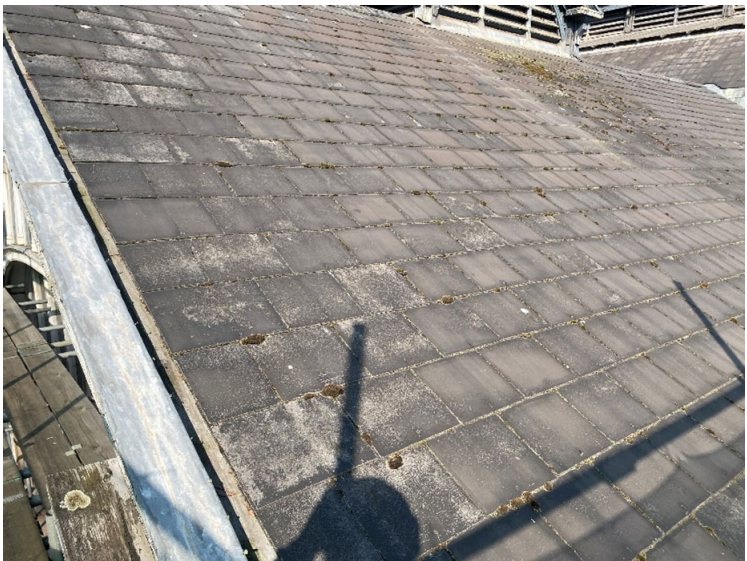
1.	View of Section J1.	
2.	View of Section J1.	
3.	View of Section J1.	

4.	View of Section J1.	
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1.	View of Section K1.	
2.	View of Section K1.	
3.	View of Section K1.	



1.	View of Section L1.	
2.	View of Section L1.	
3.	View of Section L1.	

4.	View of Section L1.	
5.	View of Section L1.	
6.	View of Section L1.	



1.	View of Section L2.	
2.	View of Section L2.	
3.	View of Section L2.	