

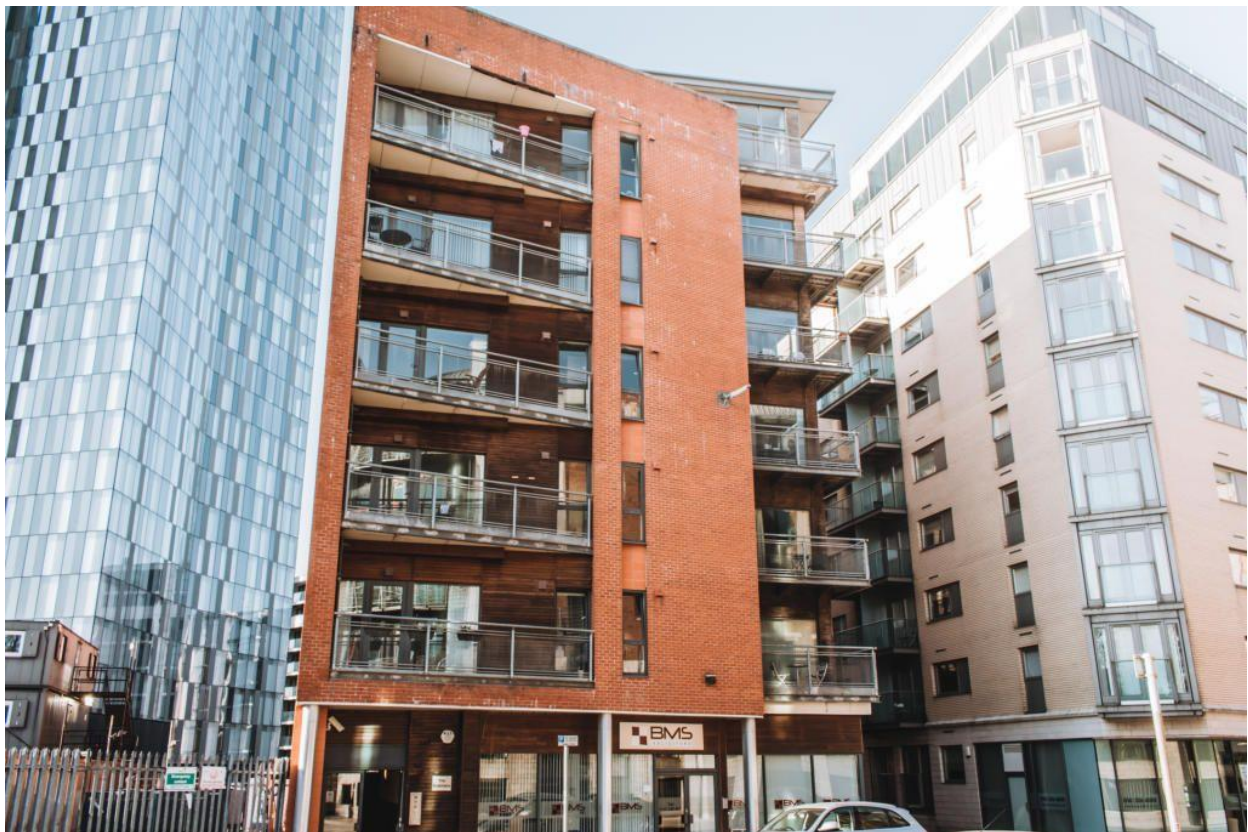
Boatmans – Rendall & Rittner - Certificate of Lawfulness Application - Photo Schedule

Boatmans – Manchester

Cladding Remediation Project

Certificate of Lawfulness Application to Manchester City Council

Document: Photo Schedule



Site Address:

42 City Road East, Manchester, M15 4QF

Lead Consultant:

Ridge and Partners LLP

Contact: Chris Frankish – cfrankish@ridge.co.uk

Boatmans – Rendall & Rittner - Certificate of Lawfulness Application - Photo Schedule



1. Timber Cladding



The element of cladding being replaced at Boatman's is the timber effect cladding to the head of wall and associated areas located on the balconies of Boatmans.

The build-up of these cladding panels are:

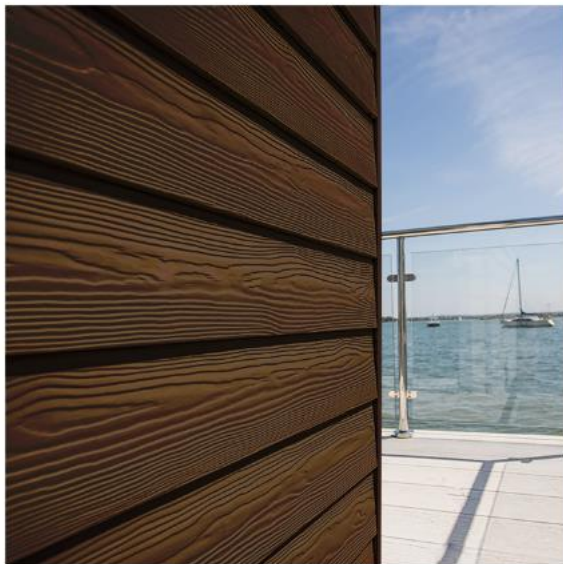
- Horizontal Timber Cladding (19mm and 34mm)
- Membrane (associated breathable membrane <1 mm)
- Blockwork (100mm)
- Insulation (Sodalime-silicate glass wool) 150mm
- Blockwork (Assumed – Unknown thickness)

Testing on the timber cladding was carried out by Sandberg Consulting Engineers, LLP. They found that the timber section readily supports combustion and continued to burn after the source of ignition was removed once alight. The burning behaviour did not suggest the presence of an effective fire retardant.

Boatmans – Rendall & Rittner - Certificate of Lawfulness Application - Photo Schedule

The proposed cladding replacement is a cedar weatherboard lap, this product is a fibre-reinforced cement plank, which has an A2 fire rating. The colour of these cladding panels will be a timber effect colour, similar to the existing cladding.

The specification of the cedar lap is detailed below.



Colour: Dark Oak [CL105]

DIMENSIONS	CEDRAL LAP
Length	3600mm
Width	190mm
Thickness	10mm
Weight per board	11.2kg
Planks per m ² *	1.75
Cover width	150 - 160mm
Pallet dimensions	3600 x 1106 x 360mm
Pallet weight	1580kg
* Undulating planks 2.24 per m ² , flat method 1.45 per m ²	
PROPERTIES (AIR DRY)	CEDRAL LAP
Installed weight	19.3kg/m ²
Density	1300kg/m ³
Bending strength:	
Longitudinal	23N/mm ²
Transverse	11N/mm ²
Modus of elasticity:	
Longitudinal	7500N/mm ²
Transverse	5500N/mm ²
Expansion from dry air to saturated	1.75mm/m
Thermal conductivity	0.212W/mK
Reaction to fire: Building Regulations EN13501-1	A2-s1, d0

2: Balconies:

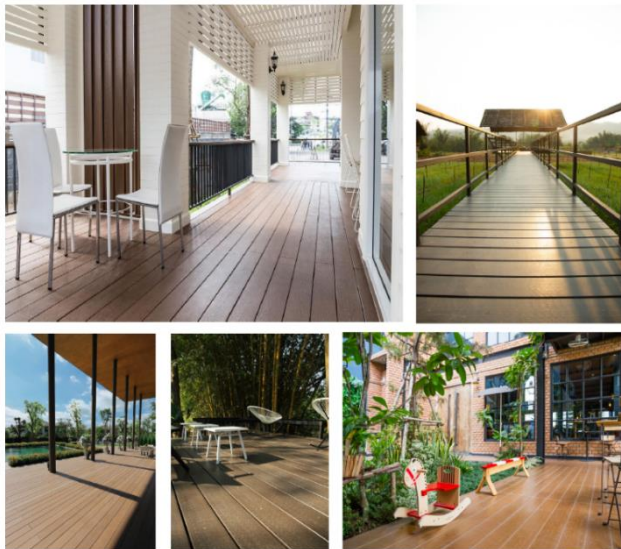


Boatmans – Rendall & Rittner - Certificate of Lawfulness Application - Photo Schedule

The above photos show the existing timber decking boards at Boatmans. They also show no metal support structures in place to support the balcony. The underside of the balcony is just a decking board turned upside down, thus meaning the balconies are flammable and have no supports underneath.

The replacement material is proposed to be a Gripsure shera product. These are fibre cement decking boards which are durable and hard wearing, this type of decking is also fire rated and comes with a Euroclass A2-S1 D0 rating which is fully compliant with UK building regulations.

The darkest colour of this product ‘Brown Wenge’ has been chosen by the leasehold directors of the management company; the images below give a feel for the colour & aesthetic of the decking boards.



Brown Wenge

Thickness: 25mm
Width: 150mm or 200mm
Surface texture: Straight grain