



EXISTING ITEMS

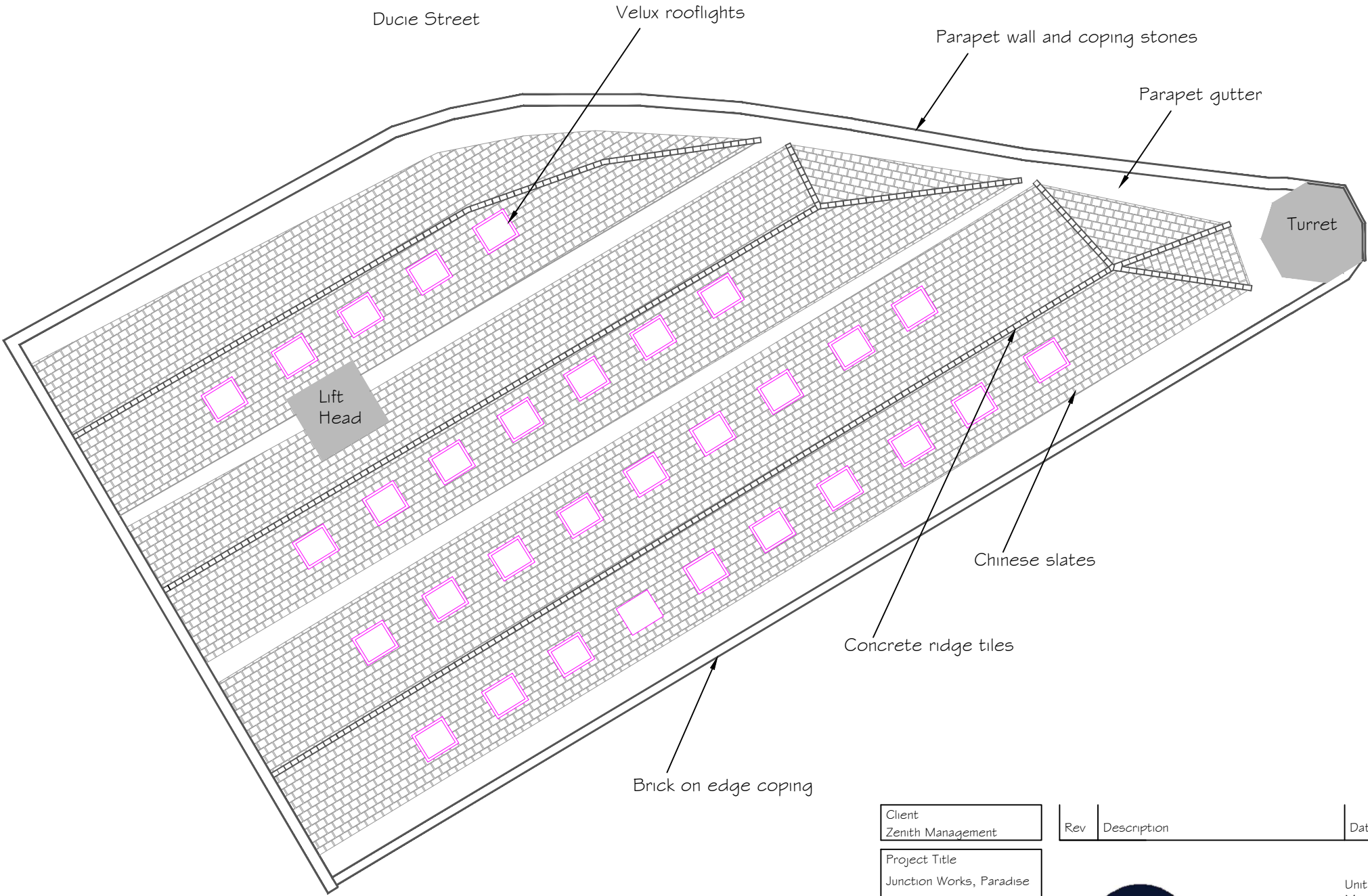
Existing Parapet Valley Gutter Lining:
The original lead linings are no longer visible as have been overlaid with a bitumen felt membrane presumably during the previous re-development of Junction Works.

Existing Parapet Wall and Coping Stones:
Brick parapet wall with lead flashing and coping stone cap. Coping stones to south elevation have been removed, presumably as part of previous redevelopment, leaving a brick on edge coping.

Existing Rooflights:
Velux rooflights installed as part of previous redevelopment.

Existing Slates:
Slate roof tile sourced from China which have a life span of maximum 30/40 years if installed to a good standard. Installation of slates is poor resulting in an early failure of system.

Nominal areas:
Parapets - 130 lm
Parapet height 550mm
Slate covering - 800 m2
Hip tiles - 130 lm
Roof windows - 31 no
Trough gutters - 200 lm



Client Zenith Management	Rev	Description	Date	By	Chck'd
Project Title Junction Works, Paradise Wharf	 BWP CONSULTANTS 6 HEWITT STREET MANCHESTER M15 4GB T: +44 (0) 161 236 8133 www.bwpconsultants.co.uk Unit 4, 7 Burton Place Manchester M15 4LR T 0161 236 8133 www.bwpconsultants.co.uk				
Scale @ A3 1:200	Description Junction Works - Existing Roof Plan				
Date 27/02/2024	Job 3217				
By CT	Checked DMB	DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE			
		Drg	Rev		