# Survey / Works Report

| Job Address | Report Date | Hardisty CRN Limited |
|---|---|---|
| Manchester Royal Exchange | 10/07/26 | Priory Mews |
| St Ann's Square | | Units 7&8 |
| Manchester | | Monks Ferry |
| M2 7DH | | Birkenhead |
| | | CH41 5AZ |

## Survey Description

Hardisty attended site to view the lower kerb detail at Manchester Royal Exchange. This detail is just above 1st storey shop areas and higher within the building and showing signs of degrading and water ingress, in some areas water staining cam be seen from the ground level. The higher kerb detail and some of the lower have movement joints which have been since sealed with a sealant of some kind, we assume these breaks within the system are movement joints where the asphalt in place has split over time. Asphalt is a good quality product which can have a good lifespan although with no way to reflect sunlight movement can occur.

Due to the building decoration and pillars these kerbs details are particularly detailed and difficult to work with hence the use of asphalt in the past. We would advise the use of a high-performance liquid on these areas to create a seamless waterproofing seal and prevent further issues. We believe that the ideal requirement would be to replace with leadwork, this is difficult but can be achieved on the higher kerb section although the lower would be impossible due to details. The lower kerb section as shown in some of the below pictures has many pillar details, tight angles and hidden gully's/outlets. These areas would suit a liquid applied product to help ensure as much of the area is caught within the works.

The liquid product used would be finished in a dark grey colour making it similar to lead, this product would come with a warranty and would also be easy to maintain and repair is access available. The product is designed to prevent water ingress but also standing water will not cause any issues.

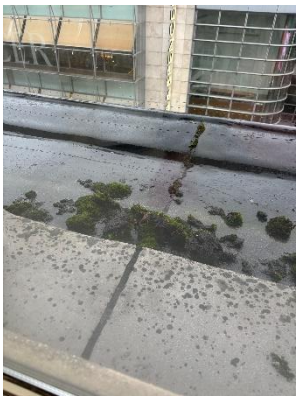
## Site Photos



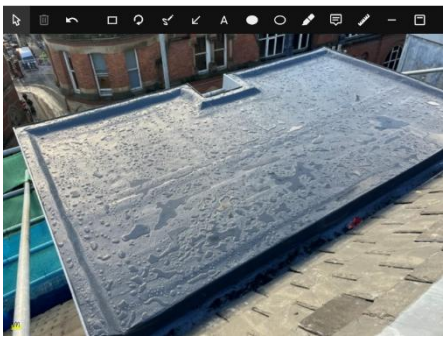
Crack within the asphalt and damp areas



Running outlet detail which travels under pillar

| | |
|---|---|
|  |  |
| Standing water and difficult details | Standing water and difficult details |
| | |
|  |  |
|  |  |
| Movement cracks within asphalt roof surface | Tricky outlet detail within pillar |





**The above images show previous project where the Dura Coat liquid system has been used to give the look of lead. The manufacturer can also match a RAL if required.**

## Repairs Carried Out

No repairs carried out on site

## Summary and Advisories

We would advise for further waterproofing works to take place to the kerb details to prevent further water ingress and staining to the building stonework.

## Maintenance

Once any repair works are completed maintenance on the roof areas is recommended however due to the access this can be difficult. With the leadworks/liquids they would have a long life span and could possibly be inspected every year.