

CANOLFAN TYWI



TYWI CENTRE

Building Defects

Case study
Activity 2



Building Defects

- Follow instructions on each page to navigate your way through this activity
- Along the bottom of each page is a navigation bar- click on these links to take you to the part of the building that you want to know more about at any time (click the links rather than scroll if you can!)
- Some pages have small images- click on these images for a closer look at the building.
- At the end of the activity, you will be asked compile a short report that covers the condition of :
 - The roof
 - The gutters and downpipes
 - The Walls
 - The windows and doors
 - And the overall condition of the building
- Use the questions and prompts to help you make an assessment of the building
- Remember to make a note of your findings as you work through the slides.



Overview of the building

Click on the images below to see the building from a range of perspectives

Overview of the building



Overview

Roof

Rainwater goods

Walls

Windows/doors

NEXT



What are your first impressions of the building's condition?

- Would you say that it is in:
 - Very good condition?
 - Reasonable good condition?
 - Poor condition?
 - Very poor/ dangerous condition?
- What do you think the occupancy is?
 - Occupied/ in use
 - Part in use
 - Not in use/ vacant
 - Not sure
- Are there any clues as to the age of the building?
- Would you assume that it was listed?
- Can you suggest what the building may have been used for in the past?



ROOF

- Using the images provided- what is your assessment on the condition of the roof?

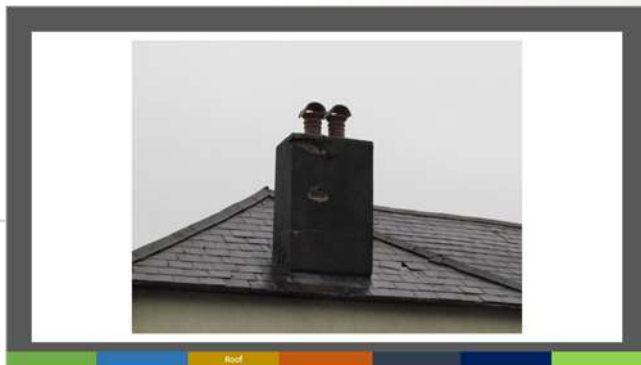
What materials do you think the roof is made of?

Can you identify any signs of decay or defects?



ROOF

Click on the
images to see the
roof features in
greater detail





RAINWATER GOODS

- What is the condition of the gutters and downpipes?
- What materials are they made from?
- Can you see any evidence of :
 - Leaks
 - Vegetations growth
 - Damp walls
 - Broken or missing parts
 - Blocked or missing drains?
- What affect are these defects likely to have on the building?



RAINWATER GOODS

Click on the images to see the gutters and downpipes in greater detail



WALLS

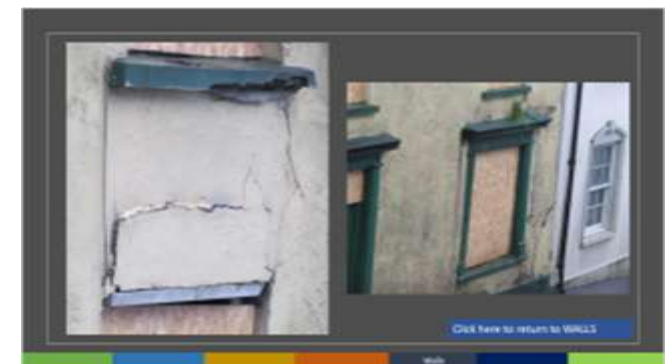
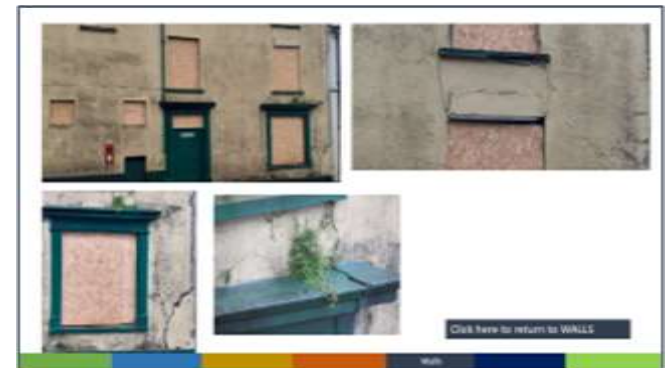


- What can the walls tell you about the condition of the building?
- Are there any cracks?- how serious are they?
- Are there patches of missing Render?
- Is there vegetation growing in the masonry?
- Is there any peeling paint?



WALLS

Click on the images below to see the walls in greater detail



Windows and doors

- What materials are the windows made from?
- What condition are they in?
- Are there any windows missing?
- Is the glass broken?
- Are the windows secured?
- What condition is the timber in? Is there any sign of rot?
- What condition is the paint in? Is it peeling?



Windows and doors

Click on the images
to see the windows
and doors in greater
detail



Summary

- Now that you have had seen the external features of the building, compile a short report that covers the condition of :
 - The roof
 - The gutters and downpipes
 - The Walls
 - The windows (doors were not included as they weren't visible beneath the foliage).
 - And the overall condition of the building
- We will then discuss your assessment when we reconvene as a full group
- If you have some time spare, why not take a look at the listing description for the building by clicking here:
- <http://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=11042>
- <http://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=11041>
- <http://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=en&id=11043>



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Roof

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Windows /doors