

Statement of Condition and Maintenance and repair regime of Anson Cabin on the site of 38 Meldon Road, Longsight

The Anson Cabin is sited in the grounds of 38 Meldon Road ,Longsight,Manchester M13 0TR a property owned by One Manchester, Housing Trust. Lovell House 6 Archway, Hulme Manchester M15 5RN

Description of the Anson Cabin Structure

The subject structure comprises of 2 adapted metal shipping container units jointed together on their longest open sides to form one single storey unit measuring 4900mm x 7930mm x 2510mm high.

It is used as a day nursery for young children and called the Anson Cabin Project with up to 12 places available.

The structure is founded on a concrete hardstanding.

It has 3 windows and an entrance door on the East elevation opposite the side of 38 Meldon Road,2 windows on the South elevation, 2 windows and an exit door on the West elevation parallel to Brynton Road and no doors or windows on the North elevation where drainage exits the building

The whole structure is constructed of metal profile sheeting and metal box sections welded together.The internal walls and ceiling surfaces are lined to take decoration.

The unit is served by a WC closet with washing facilities and heated by electrical wall heaters.

An annual structural survey will be carried by One Manchester to assess the condition and repair and maintenance needs of Cabin.

Repairs and Maintenance are procured directly by the insitu Managers of the Cabin.

Cleaning of the cabin is carried out daily

Conclusions

The Structure is in reasonable condition and has the benefit of an annual structural survey to assess its condition and future maintenance and repair needs and therefore in my opinion has a future viability for the period of the latest planning application.

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