

Sun House
2-4 Little Peter Street
Knott Mill
Manchester
M15 4PS

By email only

For the attention of Mr Nathan Sunderland

Our Ref: 3041/AM
Date: 21st September 2021

Dear Sir

Re: The Sedge Lynn, Chorlton Building Inspection

Following our visit to site on 15th September 2021, we are pleased to provide our structural Inspection report for your consideration.



(Fig. 1)



(Fig. 2)



(Fig. 3)

Brief

OSE Consulting were requested to inspect damage to the base of a timber column on the front elevation of the domed entrance pavilion (Fig.2 and Fig.3), following concerns raised by the unit manager.

This report is an elemental structural report concerning the above as referred to in the Institution of Structural Engineers Guide to surveys and inspections of buildings and associated buildings.

The report is based on a visual inspection and no responsibility can be accepted for any hidden, latent, or inherent defects that a more extensive investigation may have revealed.

The report will only highlight areas of structural concern.

OSE Consulting Limited
Quantum House, 3-5 College Street, Nottingham, NG1 5AQ

T 0115 943 7969

www.ose-consulting.co.uk

Registered in England No. 6875735

VAT Registration No. 970956675

The front elevations were inspected from pavement level.

Record photographs are in Appendix A and referred to thus (3) in the text.

Findings

General

The building was constructed circa 1907 as a Temperance Billiard Hall and was designed by Architect Norman Evans. The structure has had limited repair work carried out in its life. The building is Grade II listed in The National Heritage List for England (NHLE). The entrance pavilion is hexagonal in shape and the construction is assumed to be a steel frame with masonry infill walls up to windowsill level on several sides (Fig. 1). There is wood panelling and terracotta tiling at higher level around the windows and doors. The decorative domed roof is assumed to be constructed from lead sheeting. It is assumed that the dome roof structure is supported on the wall lines, whilst the overhanging eaves and gutters are supported on scrolled ornamental eaves brackets which are assumed to be cast iron. The three timber columns located at either side of the two main entrance doors measure approximately 250mm in diameter and rise from ground level to the underside of the eaves. The columns are supported on square concrete plinth footings at ground level. The plinths measure approximately 410mm in plan and rise approximately 100mm from pavement level.

Main Entrance Balcony

The following defects were identified:

1. Extensive damage and timber rot to the base of the timber column located to the right of the main entrance door (1,2,3,4).
2. Minor damage and timber rot to the base of the timber column located to the right of the side entrance door on the pavilion (6).
3. Minor damage from corrosion to the cast iron gutter at eaves level over the main entrance door (1).

Timber Columns

The following defects were identified:

1. Column to RHS of main door - The timber footing that sits on the concrete plinth was extensively damaged due to timber rot, with under half of the timber footing remaining intact. A section measuring approximately 300mm in height at the base of the column above the footing was also rotten, around the full circumference of the column base (2,3,4).
2. Column to RHS of side door – Minor damage from rot to the base of the column. Protective paintwork had peeled from the timber footing which revealed cracking (6).

Eaves over Main Door

The following defects were identified:

1. A hole was present in section of the timber casing to the gutter over the main entrance door (1).

Conclusions and Recommendations.

Timber Columns

We consider that the damage to the base of the columns has occurred due to moisture ingress. Moisture has soaked into the timber at the bases of the columns over time probably through cracks in the protective paintwork. The moisture has caused rot in the timber footings and the bases of the columns. The source of the moisture is probably due to one or more of the following;

- Rainwater pooling at the foot of the columns.
- Rainwater leaking from the damaged guttering over the door.
- Moisture running down the columns from watering the hanging plant baskets that are located on brackets at the heads of the columns.

We recommend the following remedial actions;

1. Column to RHS of main door – The eaves at either side of the column should be propped using suitable acrow props. The remains of the damaged timber footing should be removed and replaced with new treated timber sections to match the existing architectural design. The damaged section at the base of the column should be cut away to a height above the rotten timber. A specialist carpenter/ timber expert should be employed to identify the type of timber rot present, determine the extent of the rot and to specify a suitable chemical treatment to halt the rot and prevent further damage [e.g., Smith's Clear Penetrating Epoxy Sealer CPES and Epoxy Filler – or similar approved] . The exposed timber should be treated before splicing with a new treated column section to match the existing. The column should be repainted with suitable protective paint following the repairs and treatment.
2. Column to RHS of side door – The extent of the damage to base of the column should be determined by a qualified carpenter/ timber specialist. The peeling existing paintwork should be stripped back and the column base and footing should be treated with Smith's Clear Penetrating Epoxy Sealer CPES or a similar approved treatment. The holes at the column base should then be filled using Smith's 'Fill it' Epoxy Filler, or a similar approved timber epoxy product.
3. All remedial works are to meet approval of the appointed Listed Buildings Inspector before any works are undertaken. A Listed Building permit to carry out repair works may also be required.

Eaves over Main Door

It is considered that the hole in the timber casing to the gutter has probably occurred due to expansion of the cast iron gutter from corrosion. We recommend that a high-level inspection is carried out to determine the cause and extent of the damage before recommending remedial repairs.

Note

Repair work is likely to require approval from Historic England and local planners as the building is Grade II listed in The National Heritage List for England (NHLE).

We trust the enclosed information is satisfactory for your current purposes; however, should you require any further information then please do not hesitate to contact us.

Yours Sincerely,

Mr Andrew Meehan MEng Structural Engineer

For and on behalf of OSE Consulting Limited

APPENDIX A

Photographs



(1)



(2)



(3)



(4)



(5)



(6)