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EXTRACT FROM SURVEY REPORT

ON

FLATS 2-12 PARK TERRACE
1-3 DIDSBURY PARK
DIDSBURY
MANCHESTER
M20 5LH

FOR

WEIGHT AND SEE LTD

18 APR 2012

29 MARCH 2012

RICS

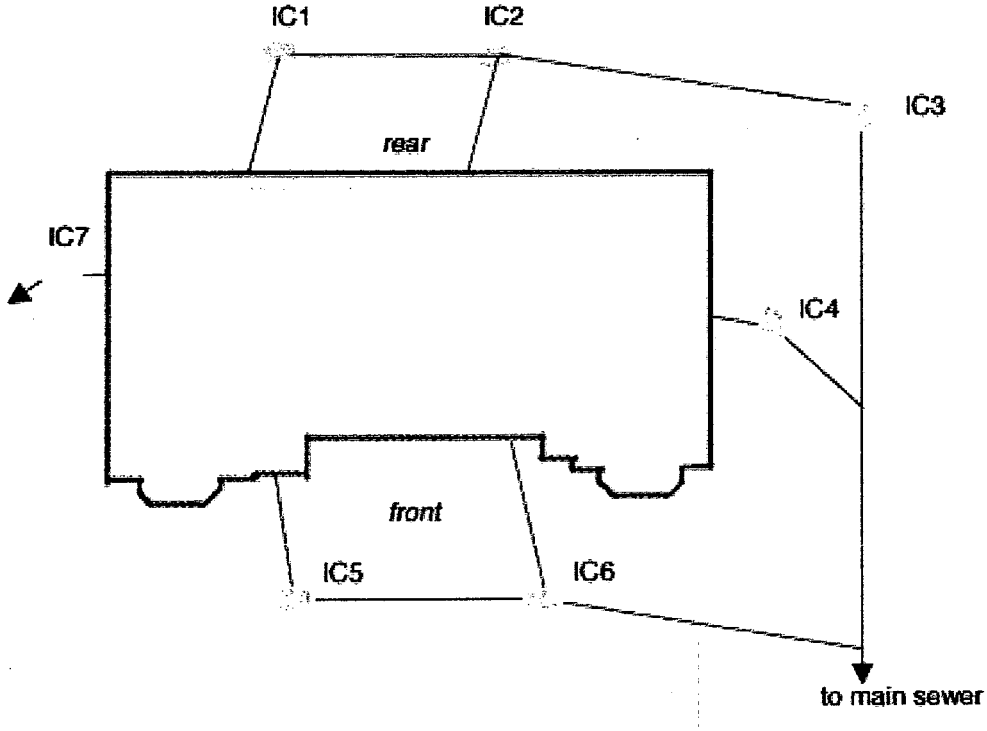
John Kershaw FRICS
Associated Practice: Triangle Architects

Cement fillets around windows and doors are in many instances cracked and flaking and these should be renewed as part of the window preparation works prior to repainting.

Drains

To the right side of the building is an original drain run of substantial depth, probably 2m or thereabouts, and which I presume is the original drain for number 3. It can be observed through the inspection chamber IC3.

All the other inspection chambers have been built as part of the renovation works and the pattern of drainage appears to be roughly as per the following sketch. The drain lines are assumed rather than positively identified.



A very shallow inspection chamber IC7 on the left side appears to drain in the opposite direction to the rest. I presume there is a drain run, originally serving No. 1, which lies beneath the access road to MMU, but there are no inspection chambers for it in the road as far as I could see.

There is root penetration into inspection chamber IC2 which is fairly close to a large evergreen tree in the centre of the rear garden, thought to be a Leyland Cypress.

For there to be tree root penetration into such a relatively new drainage system is rather worrying. In my opinion it would be sensible to have a CCTV survey carried out to enable a full appraisal of root damage to the drains, followed by some identification of the culprit trees if possible (the Leyland Cypress is an obvious candidate) and if necessary removal of the tree and the killing of its stump.

Boundaries

The front boundary and right hand boundary are low walls, brick built, in reasonable condition.

However, on the front elevation, a Plane tree which abuts the wall is starting to push it over and will require attention in the medium term. Against the right hand boundary a younger Plane tree is tight up against the brick wall but not causing any damage at the present time.

Other fenced boundaries appear in fair condition.

Storage shed

Not inspected internally.

The shed structure has sagged to the right for reasons unknown, and without an internal inspection I cannot give an indication of the reason.

This distortion has caused the doors on the front elevation to become out of square and presumably now difficult to open.

The main support posts at the front corners are rotting and cladding timbers are rotting.

The rainwater gutter is completely blocked.

From this limited appraisal, it appears to me that the storage shed is probably in need of major structural repairs and it may not be worth preserving. At the present time it is an eyesore and must be detrimental to the overall appearance of the development as a whole.

Mr P's Trees

TREE REPORT

Mr J Collins
37 Merside
Stalybridge
CHESHIRE
SK15 1JF

2nd October 2011

Dear Mr Collins

REPORT ON THE CONIFER TREE AT THE REAR OF PARK TERRACE, DIDSBURY PARK:

Findings are as follows:

The tree has a large limb at the rear which has had some work. This has revealed a considerable amount of dead wood, which weakens all the remaining growth close by as it is at risk of breaking off in windy or stormy conditions. One could remove the entire limb but this in my opinion would unbalance the tree throwing most of the weight onto the side nearest the building.

The tree apparently causes excessive shade to the apartment nearest to it, and I believe that the roots have caused problems with the drains. In conclusion this tree should in my opinion be felled because with all these problems it is too close to the building and poses a threat.

Mr P's Trees cannot accept liablility or responsibility for any of the trees in this report.

Yours sincerely

Mr Mike Pedley,

BUI[illegible]OL
13 APR 2012

Mr P's Trees, key cottage, 25 brickhouses, marple road, [illegible] glossop SK13 [illegible]
[illegible]