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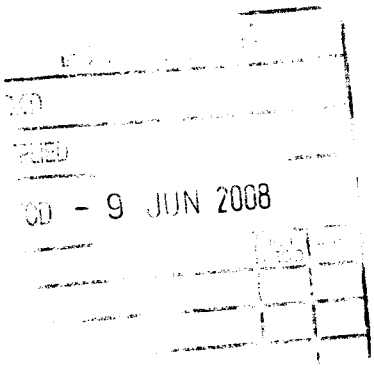
Date 20 May 2008



STRUCTURAL REPORT

CLIENT

The David Findlay Press

PROPERTY

1a Parsonage Road
Withington
Manchester

GENERAL NOTES

A general structural report was requested on the above property.

The property is a two storey building of traditional construction of brick walls and slate roof supported on timber purlins and trusses. There is a single storey section at the left hand end.

The property is estimated to be at least 150 years old.

There may have been hidden or inaccessible places it was not possible to inspect therefore any conclusions reached in the report are based on the evidence visible at the time of the inspection.

No inspection was made of any electrical or plumbing installations.

INSPECTION

Front Elevation
There is evidence of previous structural problems indicated by four tie bar plates at first floor level. It was not possible to ascertain if the bars passed right through the building to connect to corresponding plates on the rear elevation.

There is also evidence of the original front door having been removed and a window inserted. Two doors have been inserted at the same time.
The brickwork at ground level is showing evidence of perishing due to frost attack.
The slate roof to the single storey section has been defective for some time as roofing felt has been laid over the slates. The radial corner is showing significant stepped cracking to the brickwork.

Right Hand Gable
There is evidence of alterations to the brickwork and perishing of the brickwork at ground level.

Due to lack of access it was not possible to inspect the rear elevation or the left hand gable.

It was noted that a mature sycamore tree is located in the adjoining property and close to the gable. Paving around the building prevented any inspection of the foundations to ascertain the presence of tree roots or the type of ground at foundation level.

Internal Inspection
At first floor level there is evidence of roof push at eaves level from the roof trusses in the form of cracking from the wall plate down. This appears to be ongoing showing in the wall painting which was completed relatively recently. This is probably the result of the truss bottom tie being too high up the truss.
It was not possible to inspect the rafters which are clad with fibre boarding to the undersides.
At ground floor level a brick pilaster at the front elevation is separating from the front elevation. Again this appears to be ongoing.
Stepped cracking visible at the junction of the gable and main wall.

The timber stairs do not comply with current building regulations.

COMMENTS

In my opinion there is continuing movement in the fabric at ground and first floor levels. This has occurred subsequent to the fixing of the tie plates.

To ensure the structural integrity of the building it would require the timber trusses to be replaced and the defective brickwork first floor and ground floor levels to be taken down and rebuilt.

In conclusion it would appear that the cost of repairs would not be justified by the value of the building.

Report Prepared By

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Chartered Civil Engineer