

|                                  |                                                 |                                |
|----------------------------------|-------------------------------------------------|--------------------------------|
| <b>Project:</b>                  | William Kay House, The University of Manchester |                                |
| <b>WML reference number:</b>     | 12023R-WML-XX-ZZ-RP-S-5001                      | 17 <sup>th</sup> February 2025 |
| <b>Instruction confirmed by:</b> | Catherine Pankhurst, Gardiner & Theobald        |                                |
| <b>Date of survey:</b>           | 14 <sup>th</sup> February 2025                  |                                |
| <b>Survey carried out by:</b>    | Andrew Leng                                     |                                |



|                                       |                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Address of Property:</b>           | 333 Oxford Road, Manchester M13 9PG                                                                                                                                                                                                                                                                                                                                                              |
| <b>Survey Brief:</b>                  | Structural condition survey in advance of proposed refurbishment project                                                                                                                                                                                                                                                                                                                         |
| <b>Brief description of building:</b> | William Kay House consists of two adjoining, late-Georgian townhouses located on Oxford Road. The property is Grade 2 listed, and dates from circa 1790. The main frontage and side elevation are rendered, with the rear elevations comprising mainly exposed brick. The roofs are mostly pitched slate, with some small sections of single-ply and built-up bituminous flat roofs at the rear. |

**Survey notes**

- A University of Manchester (UoM) condition survey has been provided dated October 2024. Reference should be made to this report.
- The survey comprised a visual inspection of accessible rooms. No intrusive investigations were carried.
- Refer to marked-up drawings for notes on defects.

**External**

- The roofs generally appears to be in relatively good condition, although the ridgeline to the southern building appears to dip, and there may be some distortion of the rear roof plane and disruption to the slates (photo 1)
- The soffit of the canopies to the main entrance on the front elevation shows signs of significant water ingress with spalling paint and fungus growth (photo 2). The condition of the underlying stone could not be determined.
- External elevations generally appeared to be in relatively good condition with walls in good vertical and horizontal alignment. There are some limited areas of defective pointing at the rear of the property (photo 3), and some areas of vegetation growth as referenced in the UoM report.
- There appeared to be some minor cracking to the front elevation masonry around windows (photos 4&5)
- The south wall is rendered and the render has numerous cracks. Render is not a structural element and recommendations for this are included in the UoM report.
- Spalled concrete and exposed reinforcement was noted to one of the entrance steps (photo 6)
- The boundary garden wall to the south is in poor condition with missing pointing and a bow to the south (photos 7&8)

**Internal**

- The loft space was not accessed.
- There is plaster cracking to walls and ceilings in a number of rooms at second floor level (typical photo 9). In some cases ceiling cracking connects with wall cracks suggesting some movement of the structure, the north building staircase is an example of this (photo 10)
- Water ingress was noted around a timber beam over room M.002/M1.02 (photo 11).
- There was some plaster cracking to the inside of the front elevation around windows at first and second floor levels (photo 12).
- There is relatively significant plaster cracking to the first-floor room 1.015/1.05A (photo 13).
- More plaster cracking was noted to walls and ceilings at first floor level.
- It was noted that the main staircase is supported by a stainless-steel tension rod system, which is clearly a modern intervention. There is cracking to the walls and ceilings of the adjacent corridors which may be related to previous movement of the staircase (photo 14)
- Some areas of damp were noted to walls at ground floor and basement level.
- The floor over the north end of the basement corridor B.004/B.013 is a concrete filler joist slab and there is evidence of corrosion to the embedded steelwork (photo 15). There were also steel lintels in this area and cracked brickwork which suggests corrosion of embedded steelwork (photo 16).
- A timber column has been installed in the basement room B.013/B.008. The column is formed from a pair of timbers bolted together and appears to be an engineered solution (photo 17). The purpose of the column is not clear as the location does not appear to align with any structure above.
- Many of the lintels in the basement are timber.
- The walls in the basement have numerous penetrations for services, and in some locations builderswork openings are very close to doors, resulting in small piers of brickwork in places.

**Conclusions & Recommendations****External**

- The loft space was not accessed during the inspection. It is recommended that the roof structure is surveyed, in particular to assess whether the dip in the ridge line represents a failed ridge member. A timber rot and damp specialist should be consulted.
- Some local brickwork repointing will be required to the rear.
- The condition of the main entrance canopy structure will need to be investigated. Existing finishes should be removed to allow an inspection.
- The minor cracking to the front elevation should be investigated. Existing finishes should be removed to allow an inspection of the masonry.
- The damaged entrance step will require concrete repairs.
- It is considered that the south boundary wall will need to be partially taken down and rebuilt, with other areas patch repaired and repointed.

**Internal**

- Plaster cracking at second floor to walls and ceilings is noted in the UoM report as de-bonded lath and plaster. This is likely to be the case in most instances, however it is considered that some cracks may reflect underlying masonry cracking and could reflect some movement at eaves level/defective lintels. It is recommended that plaster is removed at key cracking locations to determine whether there are underlying structural defects which require remedial works.
- Similar investigation of the masonry condition behind the plaster is recommended for the front elevation at first floor level, and for first floor room 1.015/1.05A.
- It is recommended that timbers are tested for damp and rot by a timber specialist in any areas where there appears to have been water ingress / damp, for example room M.002/M1.02, areas at ground floor level, and basement timber lintels.
- Current proposals for the basement do not require the timber post to be removed. The post appears to be in good condition and as such it is suggested that it should remain.
- The scope for altering builderswork openings in the basement is not known at this time. If alterations are to be made it would be prudent to review the existing arrangement and carry out making-good works to existing openings to reinstate the integrity of the walls as necessary.
- The area of concrete filler joist slab to the rear (over B.004/B013) should be hammer tested to remove any loose concrete, exposed steelwork should be cleaned and treated and the concrete reinstated using a specialist concrete repair mortar.

## Photographs



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



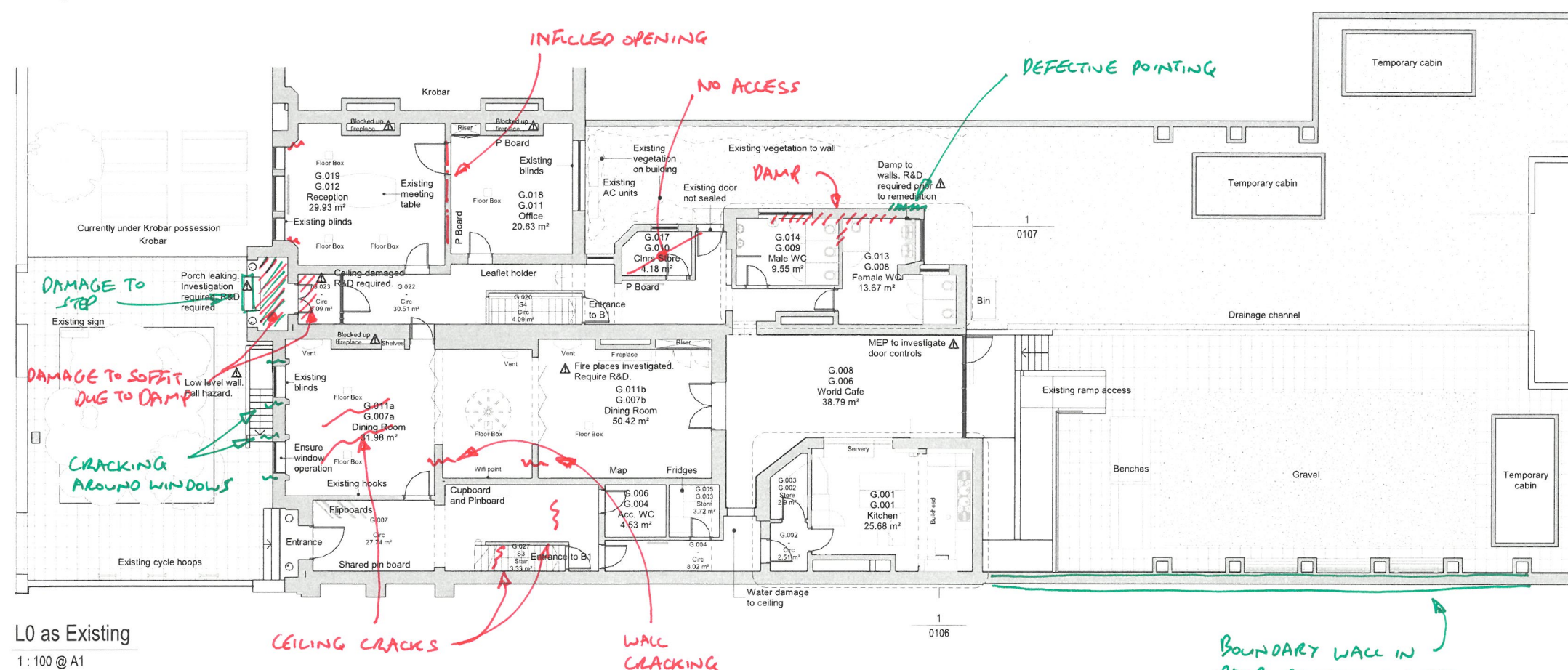
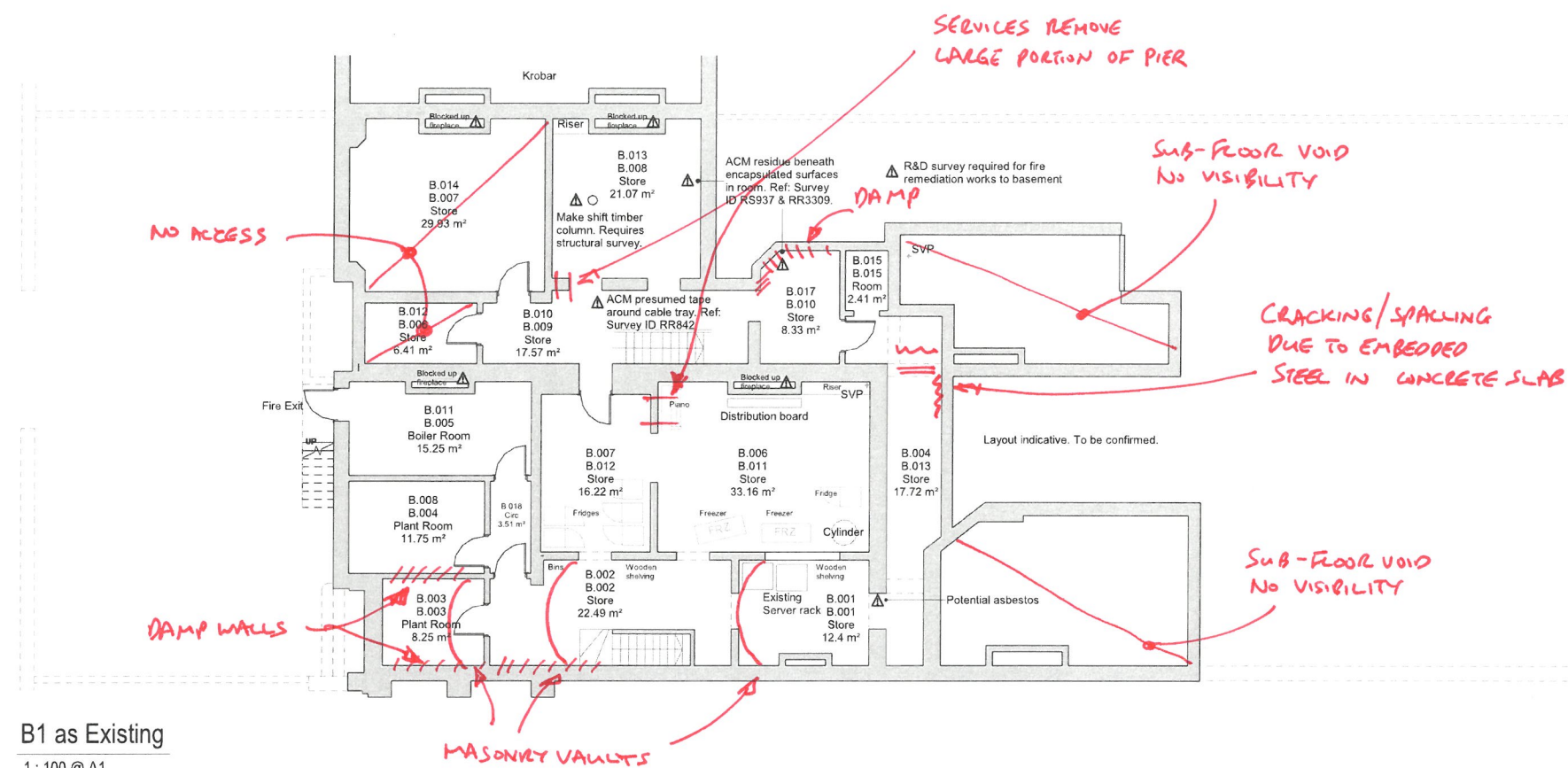
Photo 15



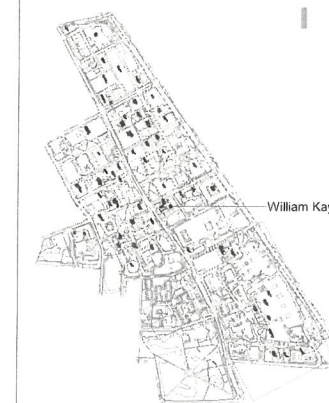
Photo 16



Photo 17



- NOTES**
1. Do not scale from this drawing.
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Plans shown as indicative. Survey required.

12023 R  
ASL SITE NOTES  
WML CONSULTING Ltd  
14/2/2025

|     |                                    |          |    |
|-----|------------------------------------|----------|----|
| P01 | First issue, issued for comments.  | 29-10-24 | JL |
| P02 | Second issue, issued for comments. | 29-10-24 | JL |



The University of Manchester  
Directorate of Estates and Facilities  
Beyer Building  
The University of Manchester  
Oxford Road  
Manchester  
M13 9PL



Drawing Status **PRELIMINARY**

Project  
UoM NZC Decant Works - 5668

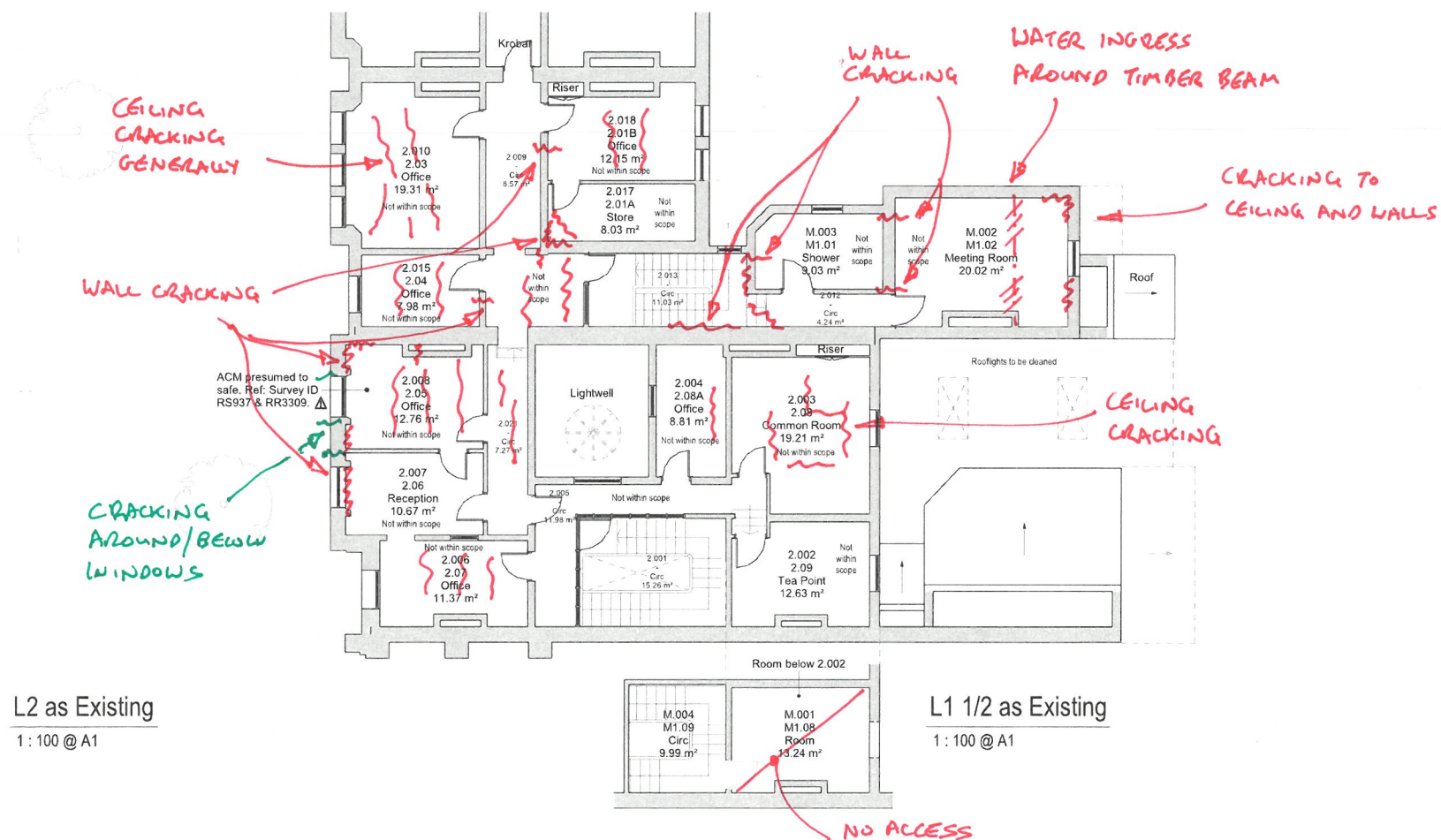
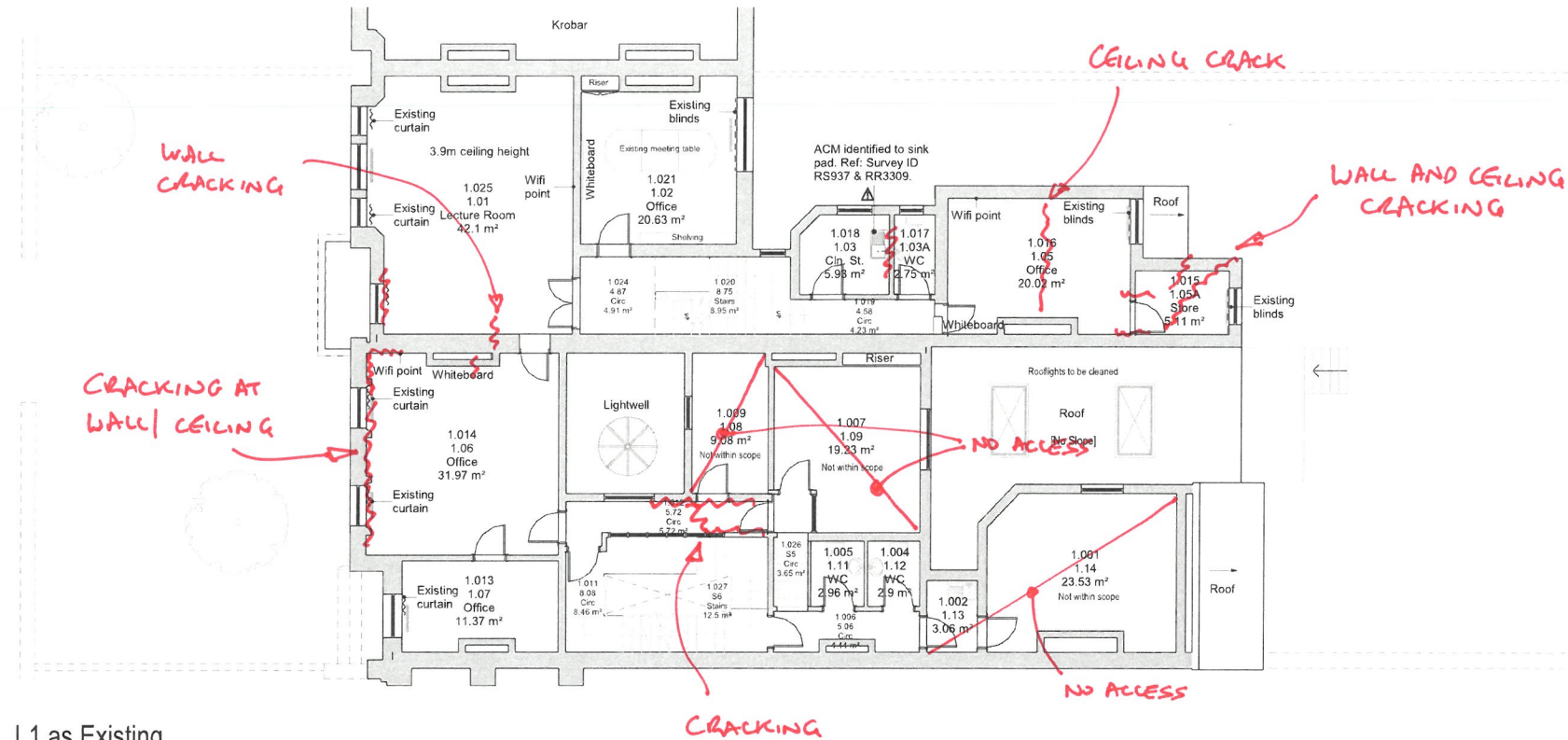
|                   |            |
|-------------------|------------|
| Building Name     | Building # |
| William Kay House | 016A       |

Site Name  
William Kay House

Sub Site Name  
Oxford Road

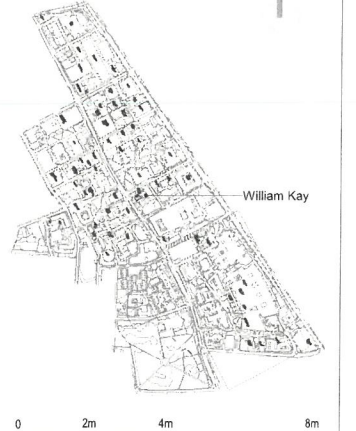
Drawing Title  
William Kay Unit M B1 & L0 as Existing

|                                            |                    |                    |                    |
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| Scale @A1<br>1:100                         | Date<br>06-02-2024 | Date<br>06-02-2024 | Date<br>06-02-2024 |
| Drawing Number<br>5668-HMA-WK-ZZ-DR-A-0101 |                    |                    | Revision<br>P01    |



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Plans shown as indicative. Survey required.

1/2023R  
ASL SITE NOTES  
WML CONSULTING LTD  
14/2/2025

|     |                                   |          |    |      |
|-----|-----------------------------------|----------|----|------|
| P01 | First issue. Issued for comments. | 29-10-24 | JL | JL   |
| Rev | Description                       | Date     | By | Auth |

Drawing Status  
**PRELIMINARY**

Project  
UoM NZC Decant Works - 5668

|                                    |                       |
|------------------------------------|-----------------------|
| Building Name<br>William Kay House | Building No.<br>016AA |
|------------------------------------|-----------------------|

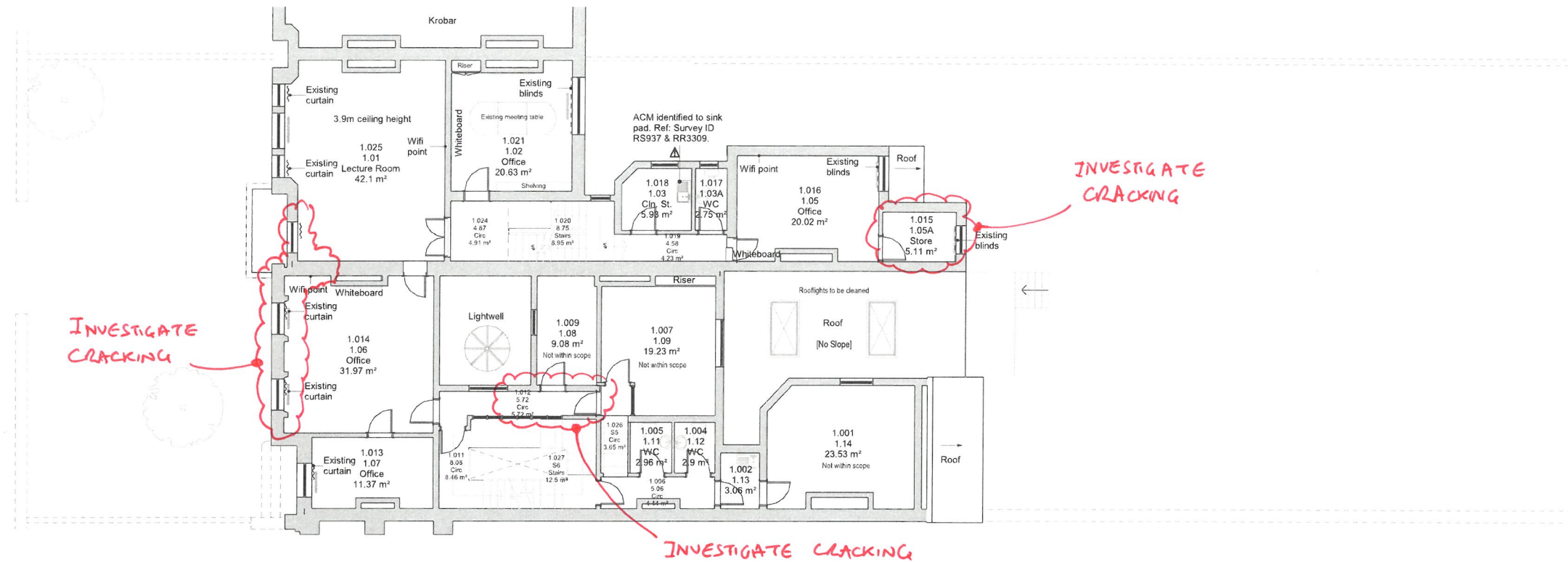
Site Name  
William Kay House

Sub Site Name  
Oxford Road

Drawing Title  
William Kay Unit M L1 & L2 as Existing

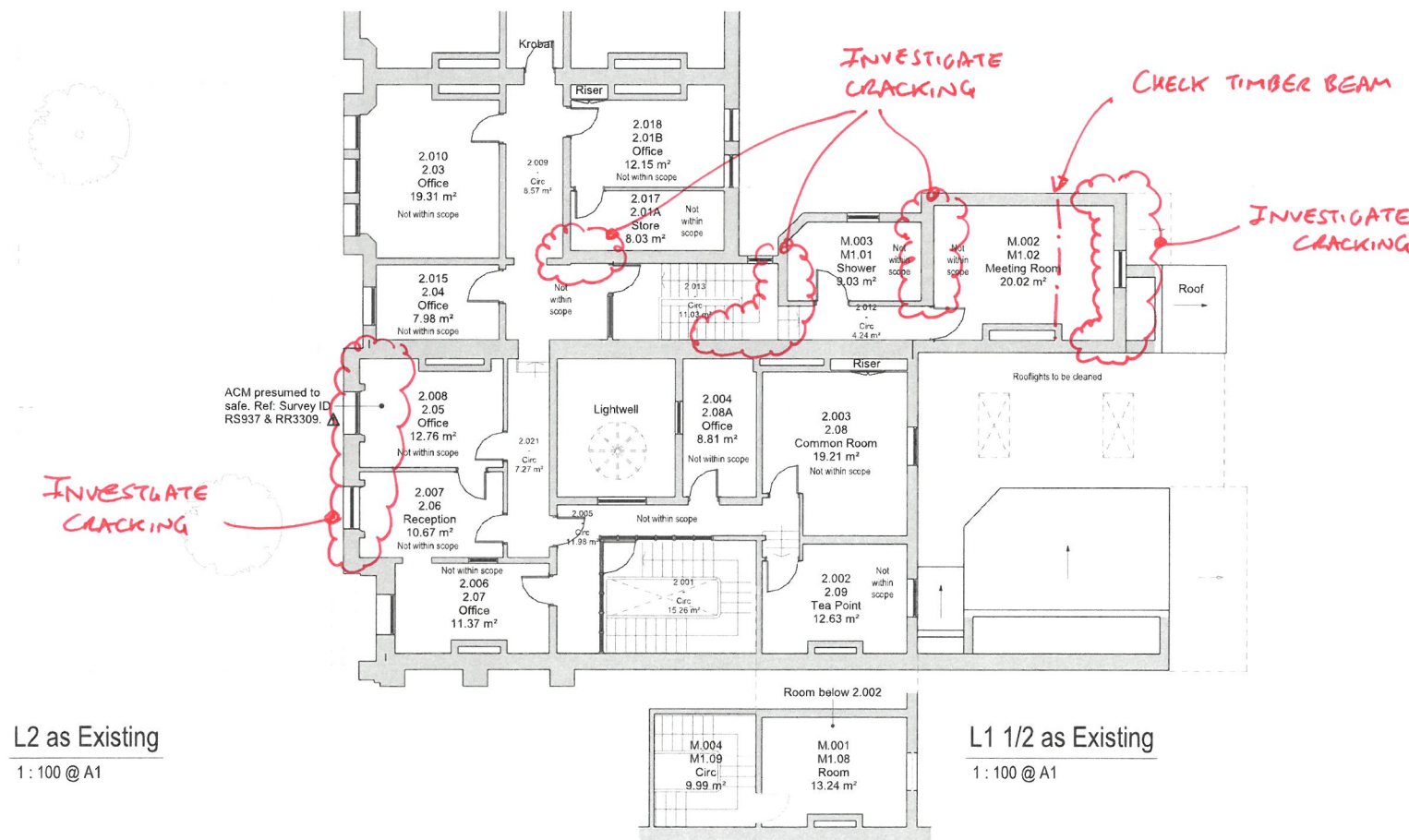
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| PM<br>ME                                   | Drawn<br>JL        | Checked<br>FW      | Authorised<br>HMA  |
| Scale @A1<br>1:100                         | Date<br>06-02-2024 | Date<br>06-02-2024 | Date<br>06-02-2024 |
| Drawing Number<br>5668-HMA-WK-ZZ-DR-A-0102 |                    |                    | Revision<br>P01    |





L1 as Existing

1: 100 @ A1



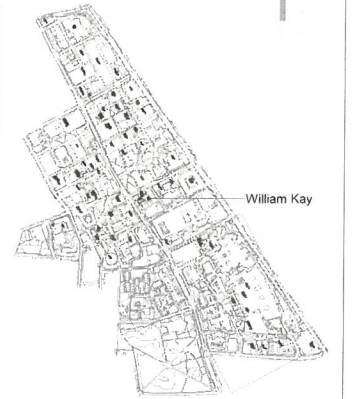
L2 as Existing

1: 100 @ A1

L1 1/2 as Existing

1: 100 @ A1

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0 2m 4m 8m  
1:100 @ A1

Plans shown as indicative. Survey required.

12023 R  
SUGGESTED INVESTIGATIONS  
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17/2/2025

| Rev | Description                       | Date     | By | Auth |
|-----|-----------------------------------|----------|----|------|
| P01 | First issue. Issued for comments. | 29-10-24 | JL | JL   |

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Drawing Status **PRELIMINARY**

Project  
UoM NZC Decant Works - 5668

Building Name  
William Kay House

Site Name  
William Kay House

Sub Site Name  
Oxford Road

Drawing Title  
William Kay Unit M L1 & L2 as Existing

PM ME Drawn JL Checked FW Authorised HMA

Scale @A1 1:100 Date 06-02-2024 Date 06-02-2024 Date 06-02-2024

Drawing Number 5668-HMA-WK-ZZ-DR-A-0102 Revision P01

Original Drawing Paper Size 841mm x 594mm

**General Notes**

It is intended to address the terms of the specific Brief. This Report deals with this matter and it should not be considered as a comprehensive appraisal of the structure and fabric of the property as a whole.

No consideration has been given to the condition of the general fabric of the property, such as window frames, external joinery, internal finishes, rainwater, drainage and soil goods, underground drainage, outbuildings and the like.

No trial hole investigation, exploratory investigation or measured survey was carried out, and the horizontal and vertical alignment was not assessed using optical instruments.

Carpets or floor coverings were not lifted and no removal of furniture, fixtures and fittings was undertaken.

Consideration has not been given to damp-proofing aspects or building services.

Only items relevant to the Brief were examined. It is possible that defects may exist in other areas of the property which were not examined or which were concealed by finishes.

No analysis has been undertaken to verify the structural adequacy of the original construction.

No consideration has been given to potential contamination or asbestos aspects.

This Report has been prepared for the private and confidential use of the Client and their professional advisers, in accordance with the agreed Brief. The Report must not be reproduced in whole or in part, or relied upon by any other party for any purpose, without the express written authority of WML Consulting.

In particular, it should not be considered as an appraisal for purchase or investment purposes.