

Information Required to Discharge Outstanding Condition number of Planning Listed Building Consent Reference: CDN/23/0065 for the Adaptation of Fenton House, Higher Ardwick into Seven Apartments.

Document 5
Latest Timber Inspection and Condition Survey Report

T.E.DEAN & Son

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C/o Land Investments Manchester Ltd

17 Dolphin Street

Ardwick, Manchester

M12 6BG

04.10.2024

RE: Fenton House, Grade 11 Listed Georgian Town House, 4 Higher Ardwick, Manchester, M12 6BT,

Dear Sir,

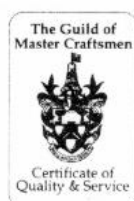
In accordance with your instructions a survey was carried out on the above property by our surveyor for rising damp and to determine the condition of the under mentioned timbers for any insect or fungal attack. Our timber inspection does not cover joinery timbers such as window & door frames, barge boards, garages and outbuildings or any walls which are covered by wall units or panelling. Our findings and recommendations are set out below.

BASEMENT:

The basement was inspected and no Dry or Wet rot was found to be evident at the time of inspection.

GROUND FLOOR:

The rear elevation internal wall plaster will need scraping and reapplying Lime plaster (approx. 20 sqm). Two rooms at the front elevation have had the timber joists ends repaired and replaced, due to Dry-rot.



1 ST FLOOR:

The rear elevation internal wall plaster will need scraping and reapplying Lime plaster (approx. 20 sqm) 1 rear joist needs part replacing and part repairing (pic attached)

ATTIC AREA:

The Attic area was inspected and no Dry or Wet rot was found to be evident at the time of inspection.

PLEASE NOTE:

We have not inspected any part of the woodwork that is unexposed, inaccessible or covered, we therefore cannot report that any such part is free from decay or defects. We have also not tested any ground floor walls for dampness that are inaccessible due to fixed units, wall boards or furnishings etc.

Some simple safety precautions to remember after remedial works have been carried out. The following precautions must be taken during treatment and for at least 48 hours afterwards.

Any contractors working in the property such as plumbers, electricians etc should be warned accordingly.

DO NOT SMOKE

NAKED LIGHTS, FIRES AND HEATING APPLIANCES MUST NOT BE USED IN TREATED AREAS.

KEEP TREATED AREAS WELL VENTILATED.

DO NOT EAT, DRINK OR SLEEP IN THE TREATED ROOMS.

FISH AND OTHER PETS SHOULD NOT BE RE-INSTALLED IN TREATED ROOMS.

DO NOT STORE FOOD STUFFS IN TREATED AREAS.

GUARANTEE

Should we be successful in securing these works and on completion of the works and settlement of payment made out to T E DEAN & SON, within seven days unless otherwise agreed with ourselves, a twenty year guarantee will be issued.

If you have any queries regarding any part of the above information please do not hesitate to contact us.

Assuring you of our best attention at all times.

Yours faithfully

Trevor Dean



Left: East side of upper ground floor room with front bay extension. **Right:** North west corner of first floor front bedroom.



Above: Upper ground floor room with front bay extension. North west corner of ceiling.