



STRUKTURA

Moss Side Millennium Powerhouse Condition Survey

Issue 1

15 March 2022





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Approval Record

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1. Introduction

Struktura were requested by Ms L Davenport of MSM Powerhouse to attend site on Friday 25th February 2022 to inspect the property following observation of numerous potential defects. The Weather at the time of inspection was cold and dry.

No intrusive structural investigation or material testing work has been undertaken.

No as-built record drawings were available.

Photographs of notable defects were taken and are included in this report. The defects recorded are not exhaustive and are a representative sample of the findings for the whole building.

Property Description

The building is of modern construction and houses community facilities comprising sports hall, offices and library etc. The building was completed in approximately 2000 and has had later extensions added.

The building is steel frame construction with suspended precast concrete first floor and solid ground floor. There is a galvanised steel walkway at first floor level to link zones 9 & 10.

The external envelope has an inner blockwork leaf and the external leaf has various treatments including insulated cladding panels, glazed curtain walling and glazed brickwork. Internal walls are a combination of blockwork and stud partitions.

2. Commentary

First floor rooms

Zone 9



Cracks in
stud wall
over doorway



Balustrade
corroded and
deformed



Decaying
seals on
curtain wall.



Corrosion of
Juliet balcony



Zone 10



Some uneven durbar plates and corrosion of support steelwork. Note water staining on support masonry.



Seals around windows decaying and/or loose.

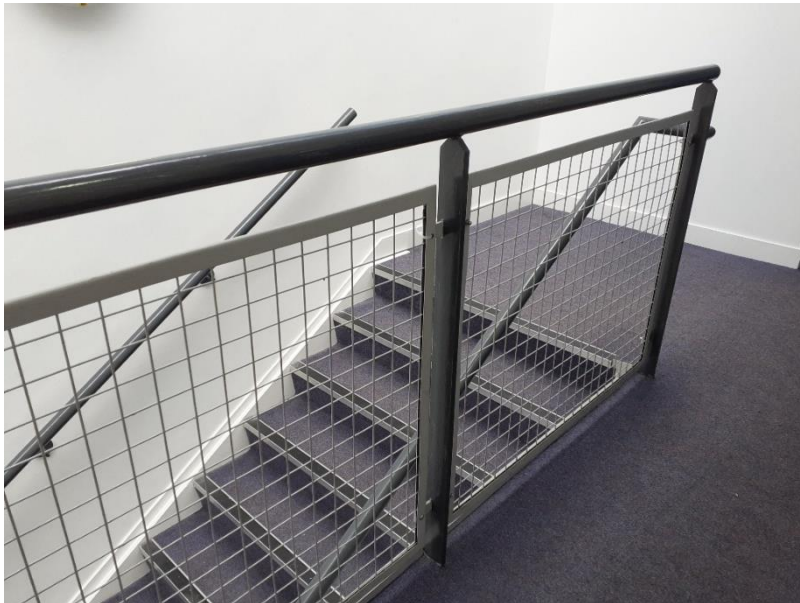
Zone 7



Slight gap below fire door



Damaged panels to balustrade.



Panel infill fixed with plastic cable tie.



Zone 6



Water damage at high level.



Rusting of lintel over opening.



water
damage to
wall
surrounding
fire exit



water
damage to
wall
surrounding
fire exit



Spalled
screed to
floor adjacent
glazed
curtain wall



Evidence of
water ingress
at base of
glazed
curtain wall.

Ground Floor



Zone 1



Vertical cracks in plaster column surround



Damaged plaster to corners



Seal loose on exterior fire exit door.

Zone 3



Headroom compromised below stair.



Balustrade
infill panel
fixed with
plastic cable
ties.

Externals

Courtyard



Water
pooling in
courtyard



Soil in planter
above DPC
level



Blocked
channel drain



Typical
damage to
cladding
panel



Damaged
glazed bricks



Stained
cladding



Typical hole
in cladding



North
elevation



Steel
columns
have chipped
paint and
corrosion.



Ramp edge
protection
railing is
loose and
wobbly.



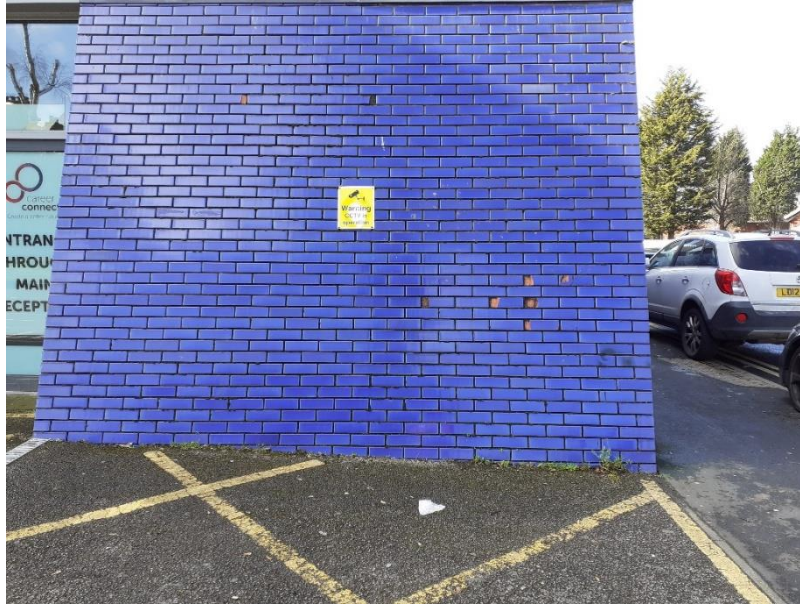
Chipped
glass blocks
and glazed
bricks
adjacent
main
entrance



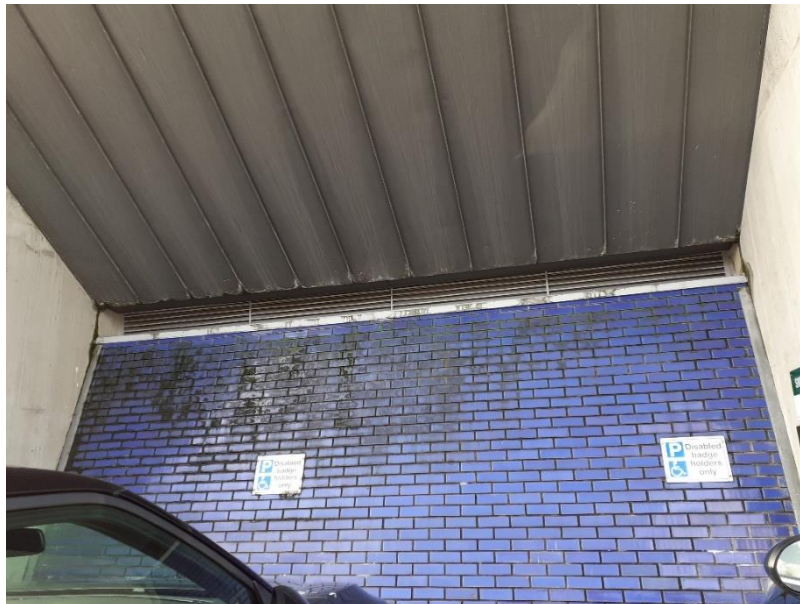
Stained
cladding and
algae growth
on sill.



East
elevation



Chipped
glazed bricks
and mossy
growth



Algae on
glazed
bricks, water
tracks on
underside of
curved roof,
corrosion on
ends of roof
panels.



South
elevation



Loose soffit
panel



Stained
cladding
panels



**West
elevation**



Stained
cladding,
vandal
damage at
low level



Vandal
damage to
sill



Steel sheet over cladding is loose at the corner and buckled at the bottom.



3. Conclusion

Overall, the building is in good structural condition. There was no evidence of any defects which could indicate an underlying problem such as foundation failure, subsidence or broken drains.

The defects recorded are largely cosmetic and can be mainly attributed to water ingress from internal rainwater goods, wear and tear, vandalism and environmental effects resulting from lack of maintenance. Whilst not exhaustive, below is a list of repairs which should be carried out.

The external cladding panels comprise a thin coat of rough surface render over an expanded polystyrene core and are easily damaged either by accident or through vandalism. Holes in the panels will allow ingress of rainwater and patch repairs should be carried out.

The face of the glazed bricks are easily chipped and the edges become sharp which could pose a potential hazard to staff and visitors to the site. Damaged brick units should be replaced.

The infill panels of the internal balustrades are not adequately fixed to the balusters. The fixings are simple bolts and many of these are easily turned by hand. In some instances the bolts are missing and the panel is attached with a plastic cable tie. It is recommended that all balustrades be checked and the bolts replaced with fixings that are not accessible to the public.

The loose ramp edge protection should be replaced or repaired.

The blocked channel drains should be cleared and checked on a regular basis.

Corrosion of exposed external steelwork should be treated with appropriate anti corrosion products.

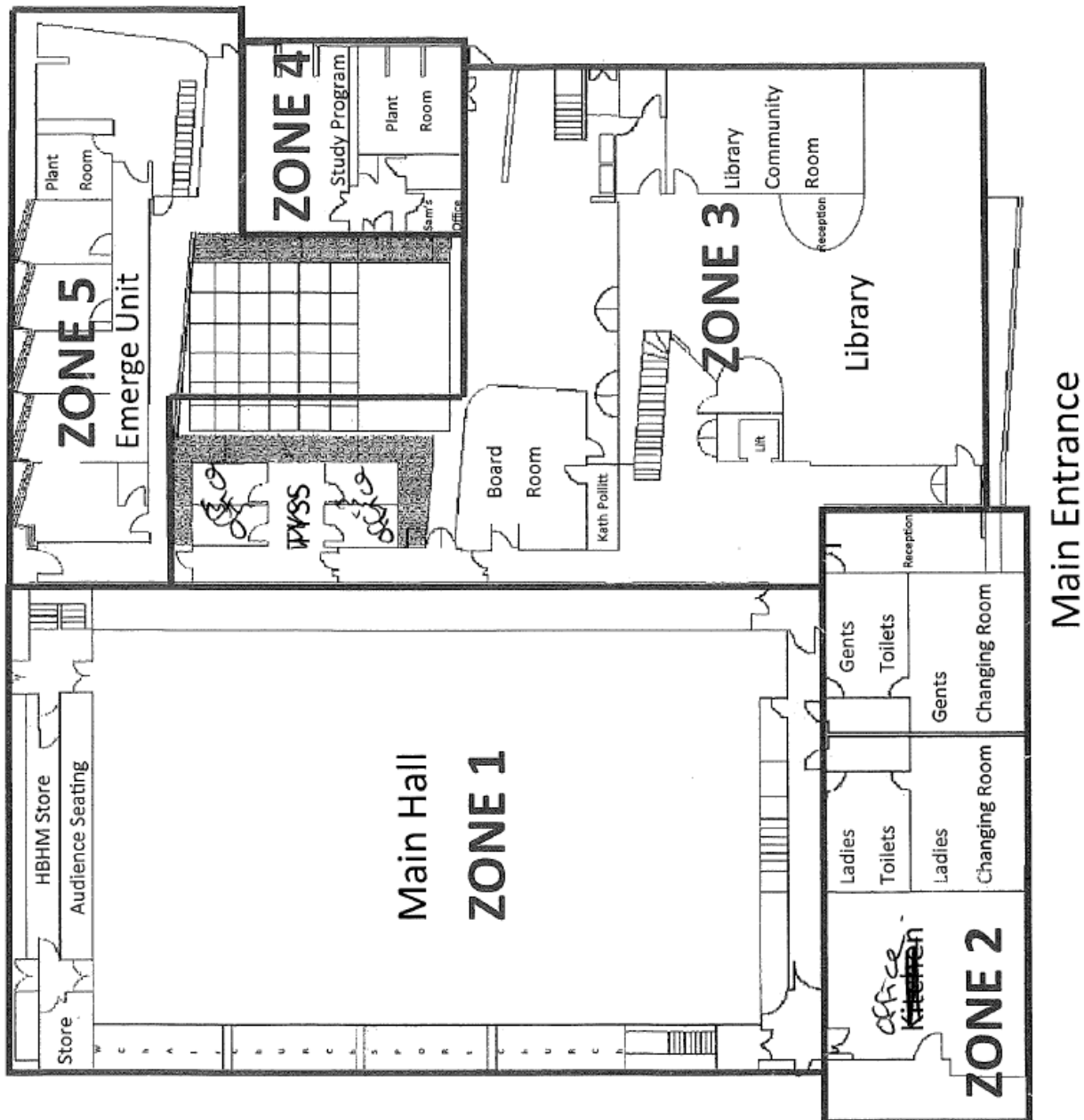
The internal rainwater goods should be checked on a regular basis and repairs effected immediately as observed. Damage to internal finishes should be repaired.

The seals on the aluminium doors, windows and curtain walling are beginning to fail. These should be repaired where necessary. Consideration should be given to replacement of low level glazed panels in the curtain walling.

Spalled screed in the south corridor of zone 6 should be cut out and replaced when the curtain walling has been repaired.



Ground floor plan





First floor plan

