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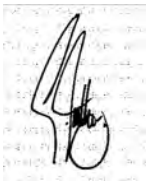
Schedule Of Condition

Southgate, St Mary's Street & Back South Parade, Manchester

December 2023

01094

Issue and Revision Record

Issue Date:	12 December 2023
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Signature:	

For and on behalf of INTEGA Building Consultancy Ltd, Third Floor, One St Peter's Square, Manchester M2 3DE.

Rev	Date	Originator	Approved	Description
A	18 Dec 23	S. Tutty	S. Tutty	Signature Sheet Removed as Requested

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Contents

1 Introduction 4
1.1 Instructions 4
1.2 Specialist Consultants 4
1.3 Limitations of Inspection and Inaccessible Areas 4
1.4 Record Photographs 4
2 The Property 5
2.1 General Description 5
2.2 Scope 5
3 Definitions 6
3.1 Definitions 6
3.2 Additional Terminology 6
4 Schedule of Condition 7
4.1 Schedule of Condition 7

Appendix A Photographic Schedule - Roof
Appendix B Photographic Schedule - Externally
Appendix C Photographic Schedule - Internally

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1 Introduction

1.1 Instructions

1.1.1 Instructions were received from Mark Riley of Connell Brothers Ltd on 5 December 2023 to inspect and prepare a Schedule of Condition of the highway and footpath areas at Southgate, St Mary's Street and Back South Parade, Manchester, prior to proposed works to remove two pedestrian link bridges between the King Street West car park and adjacent House of Fraser property.

1.1.2 The scope of service was confirmed within our letter of 4 December 2023 as were INTEGA Building Consultancy Ltd's Terms and Conditions of Appointment and the Limitations that apply to this instruction.

1.1.3 We must stress that this report is only for the use of the parties to whom it is addressed, and no responsibility is accepted to any other party for the whole or any parts of its contents. Neither the whole, nor any part of this report, or any references thereto, may be included in any document or statement, nor published or reproduced in any way, without our prior approval in writing as to the form of context in which it will appear.

1.1.4 The inspection was undertaken on 6 December 2023 by Steve Tutty BSc (Hons) MRICS.

1.1.5 The weather conditions were cold and dry.

1.1.6 For the purposes of this report the elevation to the King Street West car park adjacent to Southgate and containing the link bridges is deemed to face due east and all references are given on this basis.

1.2 Specialist Consultants

1.2.1 No specialist consultants have been appointed.

1.3 Limitations of Inspection and Inaccessible Areas

1.3.1 You will appreciate we could not inspect parts of the property and grounds which are covered, inaccessible or not exposed. We cannot therefore report that they are free of any defect, which may subsequently become apparent.

1.3.2 This report has been prepared on a visual inspection only, with no part of the structure or fabric being opened up for detailed examination.

1.3.3 In addition to the published limitations, we were restricted during our inspection in the following aspects:

- Parts of the highways and footpath were concealed by parked vehicles.
- Our inspection was limited to the surface of the hardstandings, and we have not undertaken an inspection of the below ground drainage or services.

1.4 Record Photographs

1.4.1 The full colour photographs at Appendices A, B and C are integral to this Schedule of Condition and should not be separated from this document.

2 The External Areas

2.1 General Description

2.1.1 The subject external areas comprise of highways and footpaths along Southgate, St Mary's Street and Back South Parade as identified on the aerial image included below.

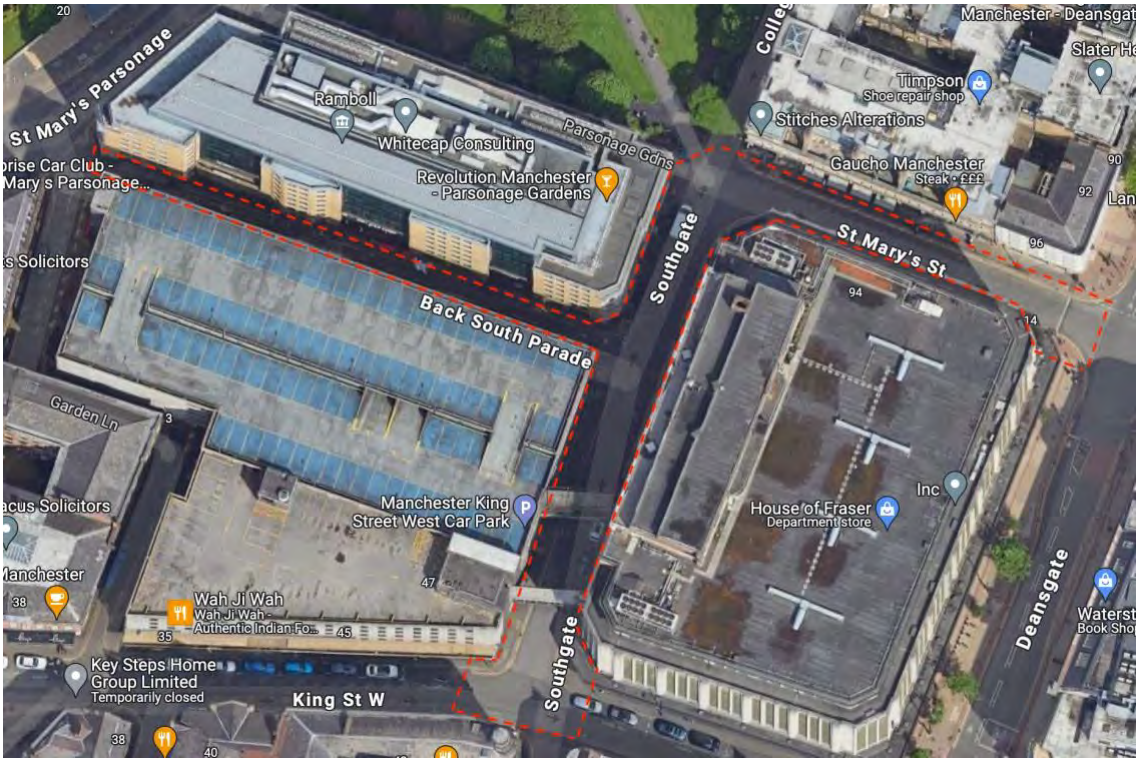


Fig 1 - *Aerial image showing the extent of the highways and footpaths included.*

2.1.2 More detailed comment on the make up of the respective hardstandings is including within the Schedule of Condition at Section 4, but this generally comprised macadam surfaced roads and footpaths, pre-cast concrete and steel kerbs, together with more limited areas of cast in situ concrete, pre-cast concrete tactile paving's and asphalt.

2.2 Scope

2.2.1 The scope of this Schedule of Condition includes the entirety of the external areas identified above.

3 Definitions

3.1 Definitions

3.1.1 The terms below take the meaning ascribed to them:

Reference	Description
New	As new or very recent
Good	No defects, clean and / or maintained
Satisfactory / Acceptable	Signs of typical wear and tear or minor damage not requiring immediate action
Fair	Worn, tired, used condition with minor repairs necessary
Poor / Very Poor	In need of repair or significant repair
Life Expired	Requires replacement

3.2 Additional Terminology

3.2.1 The following additional terms may also be used and which are defined below:

Reference	Description
Sound	There are no visible defects
Lightly Soiled	The component or element concerned exhibits a slight and faint patina of dirt, dust and discolouration and / or localised marks and smudges to its surfaces
Heavily Soiled	The component or element concerned exhibits a pronounced patina of dirt, dust and discolouration and / or localised marks and smudges to its surfaces

3.2.2 Where reference to cracks is made, the expressions identified below have been used. Against each expression an indication of the related crack width is given. These expressions are based on information contained in BRE Digest 251:

Crack Expression	Approximate Crack Width
Hairline	Up to 1.0mm
Very Slight	0.1mm to 1.0mm
Slight	1.1mm to 5.0mm
Moderate	5.1mm to 15mm
Severe	15.1mm to 25mm

4 Schedule of Condition

4.1 Schedule of Condition

Ref	Location	Description	Condition	Photos
	Southgate			
1.	Road areas extending from King Street West to the South and St Mary's Street to the North.	Macadam surfaced road.	The macadam surfacing to the road is in satisfactory condition, subject to the more specific observations noted below.	1-20
2.			The macadam surfacing along King Street West to the South and adjacent the entrance to Southgate would appear to be of more recent installation.	1-7
3.			There is evidence of previous patch repairs having been undertaken to the macadam along King Street West, where alterations appear to have been made to the below ground services.	5-6
4.			There is evidence of localised wear, minor splits and isolated break up through the macadam wearing course along Southgate, most notably to the centre line of the road.	8-20
5.			Various patch repairs have been undertaken to the macadam surfacing, most notably around the below ground services, access covers, perimeter drainage gulley's and adjacent the pre-cast kerbs. The macadam patch repairs contrast with the adjacent surfacing and include bituminous strip / over-banding tape repairs to their perimeter.	8-20
6.			Localised settlement and craze cracking is visible to the macadam surfacing to the northeast adjacent a former loading access point.	18
7.		Thermoplastic line markings are provided to the road, highlighting no parking areas, designated parking bays and loading areas.	The double yellow no parking lines are faded and worn in appearance but remain clearly visible.	7-20

Ref	Location	Description	Condition	Photos
8.			The double yellow no parking lines do not extend to areas where previous patch repairs have been undertaken to the macadam surfacing.	7-18
9.			The white linings to the parking bays to the southeast are heavily worn and faded.	9-11
10.			The white linings to the loading area to the northwest are lightly worn but remain clearly visible.	15-20
11.	Footpath areas to the west of Southgate extending from King Street West to the South and St Mary's Street to the North.	Macadam surfaced footpath areas and pre-cast concrete kerbs to the west of Southgate. Including more localised areas of concrete tactile pavings and asphalt.	The macadam surfacing and pre-cast concrete kerbs to the footpath are generally in poor condition.	21-52
12.			Widespread patch repairs have been undertaken to the macadam surfacing, which contrast with the adjacent areas, including several areas of moderate undulation and settlement.	21-52
13.			Various splits and areas of break up were noted through the macadam to the far northwest of the footpath.	51-52
14.			Almost all pre-cast concrete kerbs display evidence of impact damage, with varying degrees of abrasion and break up to the leading edges.	21-52
15.			More significant impact damaged and displaced concrete kerbs are visible to the perimeter of the loading bays.	28-40
16.			The tactile concrete pavings adjacent the loading bay areas are generally impact damaged to their leading edges and displaced.	27-41
17.			The majority of the tactile concrete pavings to the central bay between the loading doors are cracked. Elsewhere 2nr cracked	31-34, 39-41

Ref	Location	Description	Condition	Photos
			paving were noted to the north of this area at the corner with Back South Parade.	
18.			The tactile concrete pavings to the northwest footpath areas are in an acceptable condition.	42-43, 52
19.			The crimped asphalt surfacing to the northwest footpath areas is in poor condition. Localised break up and cracks are visible to the perimeter of the asphalt.	44-47, 50
20.	Loading bay areas to the west of Southgate.	Cast in situ concrete aprons to the west loading bay areas.	The concrete surfacing to the loading bay areas is generally worn and abraded.	27-40
21.			Various areas of break up and cracking are visible to the concrete threshold to the south loading doors.	29-34
22.			Moderate cracks are visible through the concrete surfacing adjacent the north loading doors and to more isolated areas through the concrete threshold to these doors.	36-38
23.	Footpath areas to the east of Southgate extending from King Street West to the South and St Mary's Street to the North.	Macadam surfaced footpath areas and pre-cast concrete kerbs to the east of Southgate. Including more localised areas of concrete tactile pavings	The macadam surfacing and pre-cast concrete kerbs to the footpath are generally in poor condition.	53-80
24.			Widespread patch repairs have been undertaken to the macadam surfacing, which contrast with the adjacent areas, including moderate undulation and settlement. Standing rainwater is visible in areas of more significant settlement.	53-80
25.			Moderate cracks and areas of break up are visible to the macadam surfacing, particularly to the southeast adjacent the concrete kerbs and north footpath areas more generally.	53-80

Ref	Location	Description	Condition	Photos
26.			Almost all pre-cast concrete kerbs display evidence of impact damage, with varying degrees of abrasion and break up to the leading edges.	53-80
27.			More significant impact damaged and displaced concrete kerbs are visible to the central footpath areas.	62-70
28.			The tactile concrete pavings adjacent the former loading bay to the northwest are impact damaged to their leading edges and displaced.	77-79
29.			The tactile pavings are heavily soiled and stained.	77-79
30.	Former loading bay to the northeast of Southgate.	Cast in situ concrete apron to the former northeast loading bay, including traditional cobbles to the leading edge of the apron.	The concrete surfacing to the former loading bay is generally worn, but otherwise in satisfactory condition. It is evident that a large section of the concrete has previously been repaired, which contrasts with the adjacent areas.	77-79
	St Mary's Street			
31.	Road areas extending from Southgate to the West and Deansgate to the East	Macadam surfaced road.	The macadam surfacing to the road is in satisfactory condition, with evidence of light wear to the wearing course.	81-90
32.			The macadam surfacing to the west at the boundary with Southgate would appear to be of more recent installation.	81-83
33.			Localised patch repairs have been undertaken to the macadam surfacing, where alterations appear to have been made to the below ground services. The macadam patch repairs contrast slightly with the adjacent surfacing and include bituminous strip / over-banding tape repairs to their perimeter.	81, 85
34.		Thermoplastic line markings are provided to the road, highlighting no parking areas and designated disabled parking bays.	The double yellow no parking lines are faded and worn in appearance, including more localised areas of delamination and missing sections.	81-90

Ref	Location	Description	Condition	Photos
35.			The white linings to the designated disabled parking bays to the south are heavily worn and faded.	84-88
36.	Footpath areas to the north of St Mary's Street extending from Southgate in the West and Deansgate to the East.	Macadam surfaced footpath areas and pre-cast concrete kerbs. Including more localised areas of concrete tactile pavings and asphalt.	The macadam surfacing is in fair to poor condition.	91-108
37.			Widespread patch repairs have been undertaken to the macadam surfacing, which contrast with the adjacent areas.	91-108
38.			Moderate cracks and areas of break up are visible to the macadam surfacing, particularly at the interface between previous repairs.	91-108
39.			Light impact damage and displacement is visible to the concrete kerbs.	91-96, 103-108
40.			The tactile concrete pavings to the west footpath areas are loose and displaced.	91-93
41.			Light impact damage was noted to the leading edge of the pavings to the far west corner. Elsewhere 2 nr cracked pavings are visible to the east of this area.	91-93
42.			The crimped asphalt surfacing adjacent the buildings to the north footpath areas is in poor condition. Localised break up and cracks are visible to the perimeter of the asphalt.	97-102
43.	Footpath areas to the south of St Mary's Street extending from Southgate in the West and Deansgate to the East.	Asphalt surfaced footpath areas and pre-cast concrete kerbs. Including more localised areas of concrete pavings, concrete tactile pavings and macadam.	The asphalt finish to the footpath is generally worn and polished in appearance. The crimped finish to the asphalt is no longer clearly visible.	109-120

Ref	Location	Description	Condition	Photos
44.			Localised cracks are visible through the asphalt adjacent the kerbs and signage standards. Elsewhere gaps are visible at the abutment with the elevation to the adjacent building.	112-114, 117, 119
45.			The macadam patch repairs are in poor condition with areas of break up visible.	112-114, 118, 119
46.			Light impact damage and displacement is visible to the concrete kerbs.	116
47.			Localised minor displacement and impact damage is visible to the tactile concrete pavings to the west.	111
48.			The concrete pavings to the east footpath areas are in satisfactory condition.	120
	Back South Parade			
49.	Road areas extending from Southgate to the East and St Mary's Parsonage to the West.	Macadam surfaced road.	The macadam surfacing to the road is generally in fair condition.	121-140
50.			Widespread patch repairs have been undertaken to the macadam surfacing, where alterations appear to have been made to the below ground services. The macadam patch repairs contrast with the adjacent surfacing.	121-140
51.			Localised areas of break up to the macadam surfacing were noted where previous repairs have been undertaken. This is particularly evident adjacent the concrete and steel arise kerbs to the south footpath. Elsewhere potholes are present at the car park entrance threshold.	128-130, 134, 139, 148, 149-155
52.			A consistent deep abrasion extends through the macadam surface to the central and east end of the road adjacent the south footpath kerb.	123-129

Ref	Location	Description	Condition	Photos
53.			Localised settlement of the macadam surfacing is visible centrally adjacent the bin storage areas. A joint has also opened up centrally to this section of the road surfacing. Elsewhere rainwater ponding is visible to the northeast where settlement of the macadam surfacing has occurred.	124, 127, 134,
54.		Thermoplastic line markings are provided to the road, highlighting no parking areas and central carriageway, keep clear signs and direction arrows.	The line markings generally are faded and worn in appearance, including more localised areas of delamination and missing sections.	121-140
55.	Footpath areas to the South of Back South Parade extending from Southgate to the East and St Mary's Parsonage to the West.	Macadam surfaced footpath areas, bound by a combination of pre-cast concrete kerbs and steel arises.	The macadam surfacing is in fair to poor condition.	141-160
56.			The footpath is heavily soiled, particularly to the west where a build up of vegetation growth is present.	141-160
57.			Various splits were identified through the macadam surface, including more localised areas of break up to the wearing course.	141-160
58.			Localised impact damage and displacement is visible to the concrete kerbs, particularly at the entrance and exit to the car park. This includes more significant impact damage to the central plinth between these areas.	152-155
59.			The steel arise kerbs to the southeast footpath areas displays minor displacement.	142-147
60.	Footpath areas to the North of Back South Parade extending from Southgate to the East and St Mary's Parsonage to the West.	Macadam surfaced footpath areas, bound by a combination of pre-cast concrete. The footpath includes areas of concrete surfacing.	The macadam surfacing is in fair to poor condition.	161-184

Ref	Location	Description	Condition	Photos
61.			The footpath areas to the northeast have settled with widespread cracks visible through the surfacing.	161-164
62.			Further widespread moderate cracks are visible centrally through the surfacing within the bin storage areas, including more localised areas of break up.	169-177
63.			Widespread cracking and break up is visible to the footpath areas to the northwest.	179-184
64.			Localised impact damage and displacement is visible to the concrete kerbs, particularly to the west footpath areas.	181-183

Appendix A
Photographic Schedule - Southgate

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CICCHETTI
CICCHETTI
BREAKFAST
LUNCH

2.


CICCHETTI
Isola

3.


Isola

4.


CICCHETTI
CICCHETTI
CICCHETTI
BREAKFAST
LUNCH
DINNER

INTEGA.

5.



6.



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Appendix B
Photographic Schedule – St Mary's Street

81.



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Appendix C
Photographic Schedule – Back South Parade

121.



122.



123.



124.



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182.



183.



184.



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