

Project:	NatWest Roof Works, Oxford Road	
WML reference number:	10731-WML-00-XX-RP-S0001	14 th September 2022
Instruction confirmed by:	David Fitzgibbon of Recom Solutions	
Date of survey:	4 th August 2022	
Survey carried out by:	Stuart Ellis	



Front view, from Oxford Road



Rear view of existing parapet, from Dover Street

Address of Property:	323 Oxford Road, University of Manchester
Survey Brief:	Site review with regard to condition of existing roof structure and rear parapet masonry
Brief description of building:	Three-storey masonry building in traditional construction, Grade II – Listed.
Survey notes	
Our inspection was made on 4th August 2022, following a request by David Fitzgibbon of Recom Solutions, on behalf of The University of Manchester. An inspection of the roof structure and the rear parapet was required to satisfy certain planning conditions from the statutory authority.	

- Photographs were taken by WML and relevant photos have been shown above, with descriptions, to aid understanding. These and other photos taken have been kept on file for our records.
- Access to the existing roof void was limited to a single hatch in the South-West corner of the building, safe access into the roof void was not available. The rear parapet can only be safely accessed by qualified abseiling surveyors, and their original Report (by Vertical Access, dated November 2019) is appended herewith.
- From our visual observations the roof timbers appear to be in sound condition, with no signs of distress or excessive deflection. The existing ceiling joists appear to be more substantial than would normally be expected, and as such should be capable of supporting any insulation necessary to upgrade the building. The roofing felts noted on the photographs support the view that the roof coverings have been replaced in the recent past. We would expect any defects within the roof structure to have been remediated or repaired at that time.
- With regard to the rear parapet, the Vertical Access Report recommended taking down and rebuilding, due to the loose condition which was considered unsafe. We thereafter assisted the University in looking for alternative solutions, including drilling long vertical bars through the top of the wall to reinforce the connection to the sound masonry below eaves level (rejected by the Contractor as impractical) and fixing the wall to vertical cantilever scaffold tubes, which is the solution employed and seen on the photographs. This is obviously of a temporary nature and the rebuilding of the wall is likely to be necessary at some point within, say, the next 5 years.

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.

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.

Appendix 1

Photographs



Photograph 1
**View of roof from access hatch – traditional cut rafters and purlins,
king post truss at mid-point**



Photograph 2
**View on eaves (Oxford Road side) – timbers appear to be in good condition.
Substantial ceiling joists**



Photograph 3
Oxford Road side – roofing felt in good condition



Photograph 4
Opposite elevation appears to be in good condition. Reflective silver felt over (difficult to discern on photograph), obviously recent



Photograph 5
Ceiling soffit generally in good condition, no cracking



Photograph 6
Rear annexe (Dover Street side) – scaffold support to parapet wall over



Photograph 7
Rear annexe, over entrance door – evidence of past leakage in lean-to roof



Photograph 8
Parapet wall (from rear window)

Appendix 2
Vertical Access Report

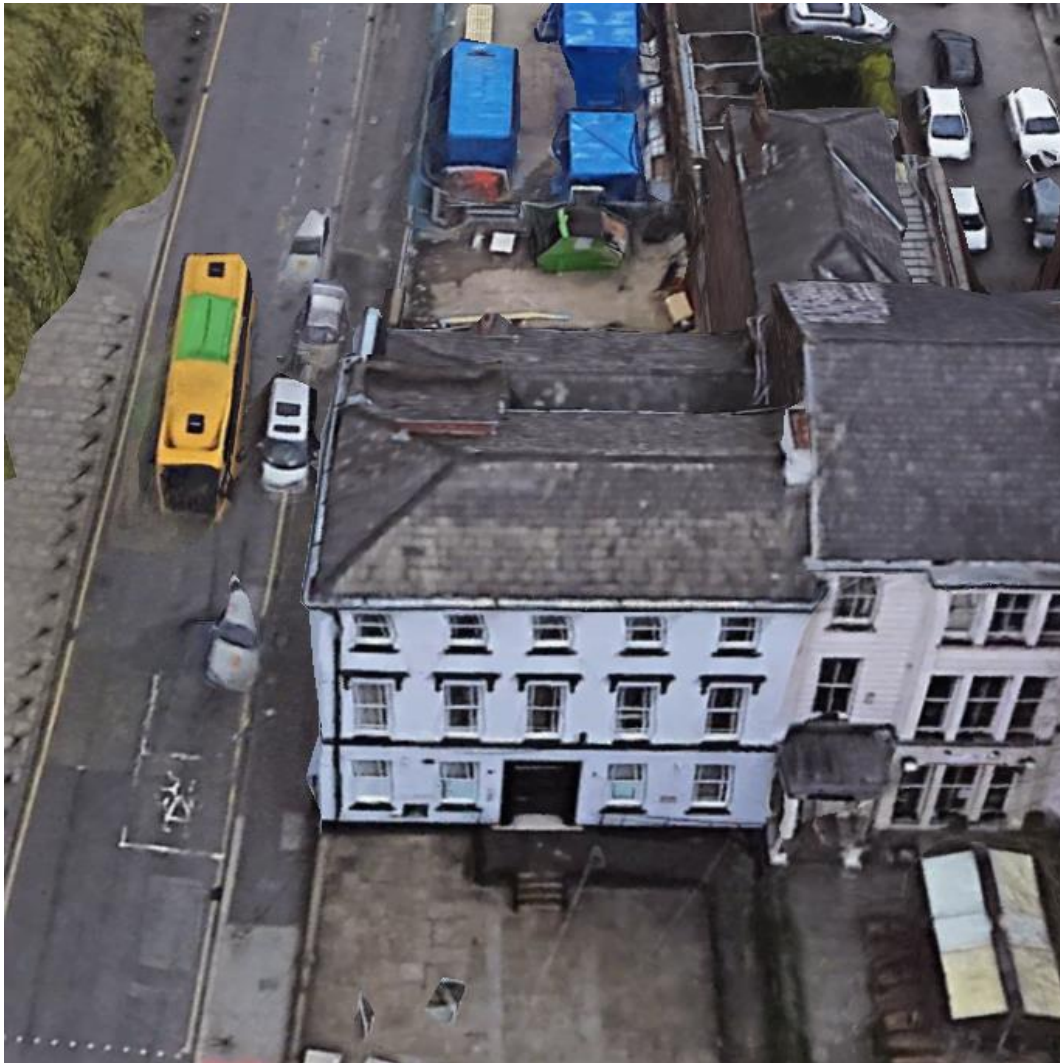


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Client:
Novus

Site Location

Jabez Clegg/ Natwest
Manchester University

Civil Engineering * Maintenance and Repair * Installation * Geotechnical * Confined Spaces * Coatings

Directors: Paul Bingham, Andy Shortt, Joanne Stephinson. Company Reg No. 2278345. VAT No. 508 2781 42 UTR 1542017900

Team

John Rawsthorne & Jake Stell

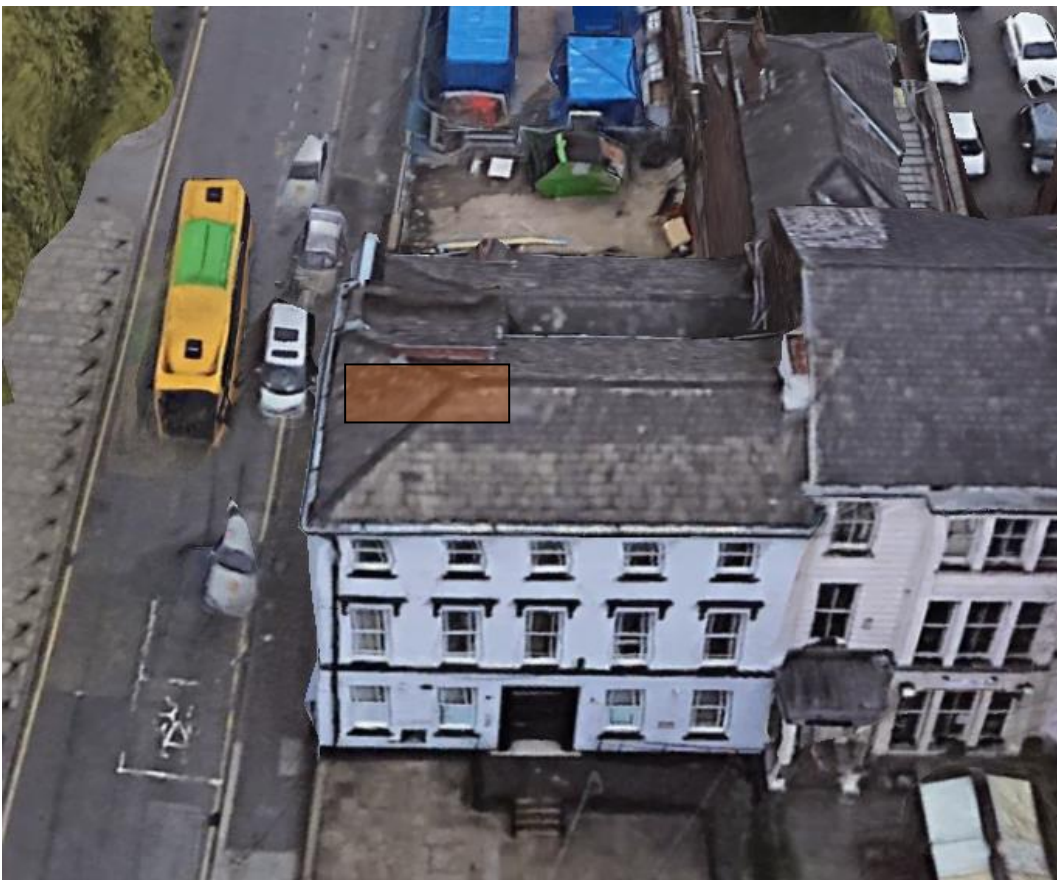
Date of Works

November 2019

Weather: Cold and wet

Scope of Works

To carry out leak investigation and associated repairs to the highlighted area below.



Works Completed

Access was gained externally using rope access techniques. Upon closer inspection the parapet wall was found to be in poor condition – beyond repair. Temporary repairs have been carried out to hopefully prevent further water ingress until the wall more appropriate permanent repairs could be carried out.



Hopper found full of debris.



Hopper cleared of debris.



Gutter found full of debris.



Gutter cleared.



Gutter found full of debris.



Gutter cleared.



Failed coping stone mortar joint.



Coping stone joint re-pointed.



Failed coping stone mortar joint.



Coping stone joint re-pointed.



Lead displaced.



Lead reinstated and mastic applied.



Crack filled with mastic due to the inadequate room for mortar raking equipment(thin crack). Wider crack mortar filled.



Many bricks found to be spalled and soft/degrading. Mortar soft/poor condition. The parapet was found to be in very poor condition. Very little effort was required to move the parapet indicating that the whole parapet is in poor condition.



The above image shows the brickwork on the outside of the parapet wall to be in poor condition.

Conclusion

All repairs carried are to be considered as temporary until further works can be carried out.

Recommendations

Take down existing parapet wall. Wall to be re-built with new matching brick. New lead flashings and gutter to be installed.

For and on behalf of Vertical Access Ltd



Christopher Guest

Project Manager