



Party Wall and Neighbourly Matters

Schedule of Condition

**Rochdale Canal
To the South of Jersey St
Manchester**



Prepared By:	Greg Bird
Reference:	Job No. 1669
Date:	13.03.23

CONTENTS

	<u>EXTERNAL AREAS</u>	
1.0	NORTH BANK	2
2.0	SOUTH BANK.....	3

APPENDICES

Reference Photographs

SCHEDULE OF CONDITION

Of: Rochdale Canal, South of Jersey St, Manchester

Date: 10th February 2023

Conditions: Dry and overcast

Orientation: For orientation purposes the north side of the canal is nearest Jersey St and the proposed works. All other directions are given accordingly.

Preliminary Notes:

1. This Schedule of Condition of Rochdale Canal, South of Jersey St, Manchester is prepared in contemplation of the proposed works at 66 Jersey St, Manchester M4 6JW.
2. All dimensions are approximate.
3. This Schedule of Condition records those parts of the Rochdale Canal in close proximity to the proposed works where any damage occurring could be reasonably attributed to the works.
4. The purpose of this Schedule of Condition is not to record each and every mark and/or blemish but to record those defects that may be mistaken as having been occasioned by the works at 66 Jersey St, Manchester M4 6JW.

Limitations:

1. This Schedule of Condition is not a structural or full building survey and is based on a visual inspection only.
2. No internal or external finishes were disturbed during the course of the inspection.
3. No destructive testing was undertaken.
4. No Electrical or Mechanical plant was tested during the course of the inspection.

EXTERNAL AREAS

1.0 NORTH BANK

Description:

The canal bank comprises a mixture of traditional stonework lining, modern concrete face, and a top layer of brickwork nearest the canal edge, all visible above the water line and commensurate with canal construction further to the east and west areas.

Boundary fencing is present to development site near the water's edge on the north side of the canal. The west side of the site has palisade fencing approx. 1m back from the water's edge and heras fencing is present to the east side of the site approx. 1m back from the canal edge.

Defects/comments – West Side from site side:

- 1.1 Overgrown vegetation in the form of ground covering plants and self-seeding shrubs generally between the palisade fence and water's edge.
- 1.2 A group of approx. six larger mature trees between the fence and water's edge approx. 30m from the south west corner of the site. The roots of these trees have affected the fencing, site hardstanding and no doubt the top of the canal wall/lining.
- 1.3 Single mature silver birch tree between the fence and water's edge approx. 60m from the south west corner of the site.
- 1.4 Visible sections of brickwork to the top edge of the canal wall are suffering generally with impact damage, spalling, ageing, poor/recessed mortar joints overall.

Defects/comments – East Side from site side:

- 1.5 Overgrown vegetation in the form of ground covering plants and self-seeding shrubs generally between the heras fence and water's edge.
- 1.6 The top of the canal wall on this side of the site is approx. 300mm lower than the west side. The wall comprises a concrete base/face to low-level near the water with a traditional stonework visible to the top of the wall on this side, rather than the bricks compared to the west side.
- 1.7 The hard standing to the north of the canal wall/lining is generally in the form of broken concrete slab/bases that appear to be associated with former buildings on this part of the side, which have been raised to the ground.

Defects/comments – Looking from the South Bank:

- 1.8 Running from east to west (from the former bridge/dock location towards flint glass wharf):
 - 1. Impact marks/scrapes to the face of the concrete wall, approx. 2m long and approx. 3m from the south east corner of the site, plus a small section of the concrete missing beneath that same area.
 - 2. Broken/poor brickwork to top of canal wall, approx. 3-4m long, to the west of the previous high-level concrete wall section.
 - 3. The stonework has vegetation growing out of the majority of mortar joints.
 - 4. Diagonal stepped cracking through the brickwork to the corner below the start of the palisade fencing to the west part of the site.
 - 5. Recessed/missing mortar at the horizontal joint between the brickwork and stonework joint.
 - 6. Displaced bricks and cracking to the brickwork and concrete below the single mature silver birch tree location (approx. 65m from the south west corner of the site).
 - 7. Excessive stepped cracking through the brickwork to the top of the canal wall, located near the south east corner of the existing building on the west part of the site.

8. Minor section of missing brickwork (approx. 200mm high and 100mm wide) to the canal wall on the west side of the group of trees located towards the centre of the existing building.

2.0 SOUTH BANK

Description:

The bank on the opposite/south side of the canal comprises a mixture of traditional stonework lining, with supporting brickwork/stonework below, and a pedestrian tow path above.

Defects/comments:

- 2.1 The opposite side of the canal has a brickwork wall in poor condition to the south side of the towpath. The wall is missing large sections of bricks and leaning over in numerous areas.

End of Schedule



CRT (1)



CRT (2)



CRT (3)



CRT (4)



CRT (5)



CRT (6)



CRT (7)



CRT (8)



CRT (9)



CRT (10)



CRT (11)



CRT (12)



CRT (13)



CRT (14)



CRT (15)



CRT (16)



CRT (17)



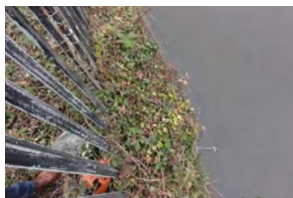
CRT (18)



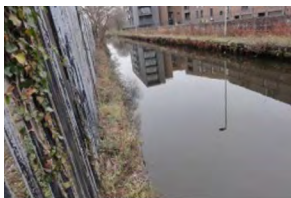
CRT (19)



CRT (20)



CRT (21)



CRT (22)



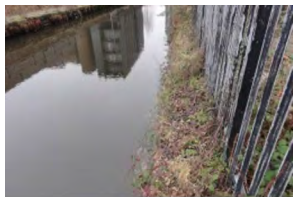
CRT (23)



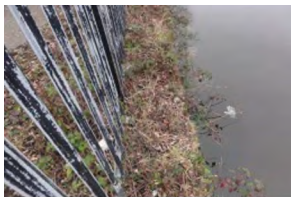
CRT (24)



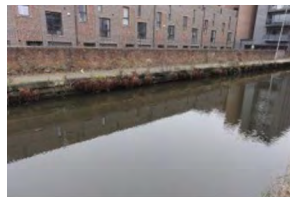
CRT (25)



CRT (26)



CRT (27)



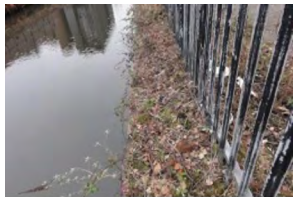
CRT (28)



CRT (29)



CRT (30)



CRT (31)



CRT (32)



CRT (33)



CRT (34)



CRT (35)



CRT (36)



CRT (37)



CRT (38)



CRT (39)



CRT (40)



CRT (41)



CRT (42)



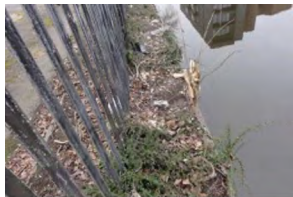
CRT (43)



CRT (44)



CRT (45)



CRT (46)



CRT (47)



CRT (48)



CRT (49)



CRT (50)



CRT (51)



CRT (52)



CRT (53)



CRT (54)



CRT (55)



CRT (56)



CRT (57)



CRT (58)



CRT (59)



CRT (60)



CRT (61)



CRT (62)



CRT (63)



CRT (64)



CRT (65)



CRT (66)



CRT (67)



CRT (68)



CRT (69)



CRT (70)



CRT (71)



CRT (72)



CRT (73)



CRT (74)



CRT (75)



CRT (76)



CRT (77)



CRT (78)



CRT (79)



CRT (80)



CRT (81)



CRT (82)



CRT (83)



CRT (84)



CRT (85)



CRT (86)



CRT (87)



CRT (88)



CRT (89)



CRT (90)



CRT (91)



CRT (92)



CRT (93)



CRT (94)



CRT (95)



CRT (96)



CRT (97)



CRT (98)



CRT (99)



CRT (100)



CRT (101)



CRT (102)



CRT (103)



CRT (104)



CRT (105)



CRT (106)



CRT (107)



CRT (108)



CRT (109)



CRT (110)



CRT (111)



CRT (112)



CRT (113)



CRT (114)



CRT (115)



CRT (116)



CRT (117)



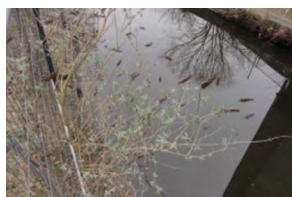
CRT (118)



CRT (119)



CRT (120)



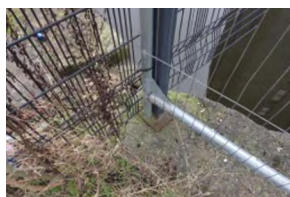
CRT (121)



CRT (122)



CRT (123)



CRT (124)



CRT (125)



CRT (126)



CRT (127)



CRT (128)



CRT (129)



CRT (130)



CRT (131)



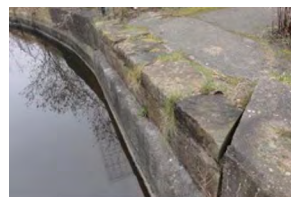
CRT (132)



CRT (133)



CRT (134)



CRT (135)



CRT (136)



CRT (137)



CRT (138)



CRT (139)



CRT (140)



CRT (176)



CRT (177)



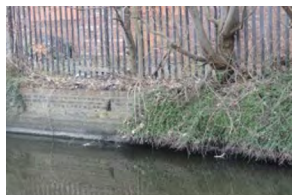
CRT (178)



CRT (179)



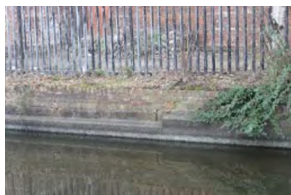
CRT (180)



CRT (181)



CRT (182)



CRT (183)



CRT (184)



CRT (185)



CRT (186)



CRT (187)



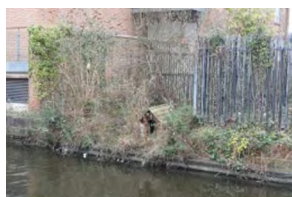
CRT (188)



CRT (189)



CRT (190)



CRT (191)



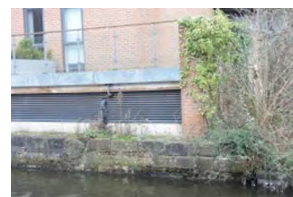
CRT (192)



CRT (193)



CRT (194)



CRT (195)



CRT (196)



CRT (197)

PARTY WALL AND
NEIGHBOURLY MATTERS

.

ADDRESS

.

THE WHITEHOUSE
BELVEDERE ROAD
LONDON SE1 8GA

.

CONTACT

.

TEL 020 7202 1400
FAX 020 7202 1401
MAIL@GIA.UK.COM

.

WWW.GIA.UK.COM