

Structural Inspection and Report, 136 Withington Road, Whalley Range, Manchester M16 8EE

Report Date:
27 May 2020

Survey Dates:
22 May 2020

Engineer:
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MH/5056

INTRODUCTION

We were commissioned by Paul Whittingham at Savills Manchester to inspect and report on the existing condition of the buildings at 136 Withington Road, M16 8EE.

OBSERVATIONS

The site is a cluster of attached buildings on a large, relatively level site. The original building appears to date from the 1800's. The building has been extended to the South West. The construction of the original house is a traditional build with timber roofs and floors and rendered brick walls. The original property extends over three floors (partial basement, ground and first). The extension appears to be brick and block walls with a trussed rafter roof and concrete ground floor. There is a two-storey link between the original house and the extension that forms the staircase between the two buildings.

Access to the property was gained via the North entrance of the original house.

Access was restricted due to the poor structural condition of the original building and the debris scattered throughout the property. Below is a brief description of the structural elements followed by a collection of photographs that best show the state of the building. We have concluded with a summary at the end.

Roofs:

The majority of the roofs are a traditional timber construction. There are numerous holes through the roofs of most of the buildings in the property. Some of the roofs have partially collapsed. Ceilings in areas have also collapsed. Collapse appears to be due to a combination of vandalism and rotten timbers

First floors:

The first floor of the original building has partially collapsed towards the east of the structure and around the north entrance. There are various localised areas of collapsed floor throughout the property. These are usually around the areas where the roof over has collapsed or is leaking.

Ground floors:

The ground floors are a mixture of timber suspended floors in the original building (due to the basement areas) and concrete floors in the single storey rear extension. Again, there are localised issues with rotten timbers below roof leaks. There are significant areas of the ground floors that are covered in litter/debris/ smashed up furniture etc

Basement:

The basement area is generally damp. It appears to have a concrete floor. There are signs of wet rot/dry rot that extend up through the property.

Walls:

The majority of the walls to the property appear to be in an adequate condition. The external render is coming away in places and there are numerous cracks that appear to be related to thermal movement but also possibly some very minor settlement possibly due to leaking drains.

Other issues:

Due to the age of the structure it is possible that asbestos has been used in the construction. One of the external flues appears to be asbestos. Due to the large amount of debris internally it will be very difficult to check this.

There is generally a lack of insulation throughout the property.

There is the potential for hazards such as broken glass, used drug needles etc throughout the property.

Potentially blocked drains

Potentially hazardous debris externally

PHOTOGRAPHS



Existing North elevation (panoramic shot so ignore distortions)



Rear SE extension – single storey with two storey link against the original building



Rear SE extension



Original building to the right and in the background – possible asbestos flue in the foreground



East elevation – vandalism, loose render and vegetation growing out of the wall



East entrance to original house – vandalised, porch removed, holes through wall



Cracking to external render – east elevation



Broken rainwater goods throughout



Smashed windows throughout. Minor cracking at the junction of the bay at the main wall. Cracked/ loose render at the corner of the window



Masonry arched has failed



Porch support post missing at north entrance



Broken rainwater gutter, rotten timber fascia's, dislodged decorative wall finish



Rotten timber



Cracking to render



Possible failing lintel to north elevation



Rotten timbers to roof



Potential ground movement at rear spiral staircase



West facing elevation of the south section of the original house. Note vegetation growing out of the roofs



Loose render. Debris externally



Vegetation growing out of the walls. Spalling masonry where render has been removed (possibly a weak brick that was rendered because of the spalling)



Loose steps



Woodwool slabs used to the flat roof of the original west entrance.



Exposed and water stained timbers to SW extension



Original roof has settled (partially collapsed in parts). Vegetation growing out of the roof. Chimney in poor state of repair



West elevation of single storey extension. Area vandalised and being used to store materials. (Panoramic shot, ignore distortions)



Original roofs in poor condition with numerous holes



Original roof line distorted where the roof has settled due to rotten timbers, partial collapse



External boundary wall leaning out, damage due to tree growth



Blocked drains through lack of maintenance. The area around this gully is sunken which could mean further issues with leaking drains.



Internal staircase – roof and floor above are partially collapsed. The bottom step and handrail are rotten and no longer connected to anything



Debris and rubbish scattered throughout



Ground floor – original house – east end of north wing.



Ceiling over the room in the previous photo. Rotten first floor timbers



Partially collapsed ceilings. Rotten first floor timbers



Debris to floors



Rotten first floor timbers



Potential dry/wet rot



Potential dry/wet rot



Bottom of staircase up to first floor



Rotten timbers support stair and landing



Floorboards missing to first floor



Collapsed roof and ceiling over stair



Partial collapse of roof. Purlin support inadequate due to masonry removal



Cracking to internal walls



Holes in existing timber stairs (tread partially collapsed) and debris



Collapsed ceilings



Significant cracking to internal walls



Potential rot in the corners



Partially collapsed ceiling above first floor



First floor



First floor



Partial collapsed ceiling in original house (west end of north wing above first floor)



Debris and holes through first floor prevent access



Debris to first floor



Broken glass and holes through floors prevent better access



Partially collapsed ceiling and water damage in the two-storey link structure



The stair below the previous photo



Holes in the ceiling of the single storey extension



Single storey extension



Collapsed ceiling in single storey extension



Partial basement area of original building



Stairs up from basement area



Storage space under ground floor – note rotten timbers and debris



Underside of ground floor – note rotten timbers



Rotten timbers to underside of ground floor



Kitchen area behind west facing door of the south wing of the original house

CONCLUSION

The property is in a very poor condition. Through a combination of vandalism and a lack of maintenance there are now significant defects throughout the property.

- The amount of visibly rotten timber suggests that the majority of the timber in the original house needs to be stripped out completely.
- There is a high probability that wet/dry rot has also spread through the masonry walls of the original property.
- The roofs throughout the property will need to be replaced. Roofs that may be repairable (on the modern extension) could be undersized for modern insulation requirements.
- If the roofs and floors are to be demolished the walls would need to be stabilised in the temporary case.
- Careful consideration needs to be taken on how you get safe access into the property to clean it out and check for hazardous materials. The floors are rotten and would need propping from underneath with crash decks before they could be cleaned. They need to be cleaned before they could be replaced. Due to the partially collapsed roofs, working inside the building would not be considered safe.
- The damp-proof systems through the house, in the original partial basement and under the new slabs may need to be replaced.

The above represent the main defective items. There are many other smaller defects throughout the property. We recommend that high level costs are put against resolving these issues and a large contingency is put in the budget for current unknowns. In our opinion the building appears to be beyond economical repair.