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Job No: 3510/DS

Date: 30 June 2022

FRONT ELEVATION INSPECTION

AT

Opera House
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Manchester
M3 3HP

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1. Elevation Inspection

Venue: Opera House, Manchester

Client: Opera House (ATG)

Date of Inspection: 28-06-22

Weather at time of inspection: Dry, mild, Cloudy

2. Brief

2.1 MJC were requested to attend the above venue on the above date to assess condition of the front elevation

2.2 In carrying out our visual survey, we inspected the front elevation stonework for signs of movement, cracks and deterioration and took photographs.

2.3 The inspection was carried out from a MEWP but due to the basement below the pavement restricting the movement of the MEWP we were unable to put hands on the elevation.

3. Observations

Location Name: Item Number Description	**FRONT ELEVATION** Item 1 High-level right-hand side – vertical cracks noted between ledges. Missing section of stonework. Steelwork exposed to corbel





Item Number Description	Item 2 High-level right-hand side – Paintwork flaking



Item Number Description	Item 3 High-level right-hand side of central detailing – Paintwork flaking and vegetation growth



Item Number Description	Item 4 High-level central area – Paintwork flaking/cracked



Item Number Description	Item 5 High-level central ornate detailing (horses) – Paintwork flaking, and vertical and horizontal cracks noted





Item Number Description	Item 6 High-level central semi-circular ornate band – cracking noted to the paintwork, possibly at stonework joints, and paintwork flaking throughout



Item Number Description	Item 7 High-level left-hand side of central detailing – Paintwork flaking and vegetation growth along the ledge



Item Number Description	Item 8 High-level left-hand side – vertical cracks present and paintwork flaking





Item Number Description	Item 9 High-level left-hand side - vertical crack present through the ledge with stonework missing and exposed steelwork to the corbel. Piece of stonework looks loose (unable to put hands on to remove it/see how loose it was)





Item Number Description	Item 10 Far left-hand elevation (set back from the main elevation) - Multiple cracks to the full elevation. Predominately cracks to paintwork but above and below the windows are vertical cracks which could be a structural issue







Item Number Description	Item 11 Far left-hand side – Cast iron downpipe corroded to high-level section



Item Number Description	Item 12 Left-hand side mid-level – Paintwork cracking and blistering throughout. Vegetation growth to ledge at canopy level




Item Number Description	Item 13 Far left-hand side windows – Timber frames with timber 'X' details to the glazing. A number of the timber 'X's have dropped off. Paintwork generally not too bad, however, the timber sills and the bottom section of the window frames are a little worn.




Item Number Description	Item 14 Left-hand side high-level windows – Timber windows with timber 'X' details to the glazing. Generally, appear ok with some deterioration noted to the sills.



Item Number Description	Item 15 Mid-level central windows – Timber frames with timber ‘X’ details. Generally ok



Item Number Description	Item 16 Mid-level right-hand windows – Timber frames with timber ‘X’ details



Item Number Description	Item 17 Mid-level walls and columns – Generally, the paintwork is cracking and blistering throughout. Vegetation growth present to the ledge at canopy height.







Item Number Description	Item 18 Canopy ‘A’-frame signage – steel framework built into wall and supported off stubs connected into the canopy steelwork. Generally, appears fines but should be re-painted to preserve its lifespan.



Item Number Description	Item 19 Canopy Structure – Steel beams with ornate detailing to the underside. Steel rods extend from the wall face to the front edge of the canopy from above. Generally, steelwork appears to be in order. The canopy roof is covered with felt and appears to be in satisfactory order. The soffit appears also to be in order.



Item Number Description	Item 20 Canopy Signage – signage to three side of the canopy with lightbulbs along the top and bottom edges. Generally fine.





Item Number Description	Item 21 Venue Signage – Black background with ‘Opera House’ lettering and halo backlit lighting to both the left and right side of the elevation. No issues noted.





Item Number Description	Item 22 Left-hand low-level wall – Paintwork cracked, blistered and flaking throughout



Item Number Description	Item 23 Right-hand low-level wall – Paintwork cracked, blistered and flaking throughout



Item Number Description	Item 24 Main entrance doors – Timber door and frames with glass infill. Generally, no issues noted





Item Number Description	Item 25 Fire exit doors right-hand side – timber doors and frames painted black. No issues noted



Item Number Description	Item 26 Poster boxes – no issues noted

4. Conclusion

The front elevation was generally in good structural order but poor in terms of aesthetics. Throughout the elevation the paintwork was flaking/blistering/cracking and was generally quite dirty with vegetation growing from the ledges.

Three areas of mild concern were items 1, 9 and 10, all of which would require further investigation to determine the most appropriate remedial action. Items 1 and 9 appear to be the same issue as the cracks are in approximately same location on the left and right-hand side of the elevation. Item 9 has a piece of stone (possibly concrete) which looks like it could fall. Unfortunately, due to the restrictions of the MEWP it was not possible to access the area close up to remove the offending piece.

Item 10 has vertical cracks above and below windows from street level up to roof level. There are numerous other cracks to this elevation, but the majority appear to be limited to the paintwork and not penetrating the masonry. Further investigation is required to determine if the vertical cracks penetrate masonry. The investigation could be carried out once the existing paintwork has been striped as part of any elevation refurbishment scheme.

The central high-level section featuring the ornate detailing of the horses and chariot has horizontal and vertical fine cracks present. These cracks could be the joints of smaller panels that make up the larger detail and don't appear to pose any significant risk. The ornate detailing should be inspected as part of any elevation refurbishment scheme to ensure everything is secured to the masonry.

The canopy was in good order including all visible steelwork.

The canopy signage, all poster boxes and venue signage were also in good order, however, with the exception of the poster boxes, they looked tired/dated and dirty.

For and on behalf of MJ Consulting Engineers

David Shuttleworth