

P8486/21/11-1

STRUCTURAL INSPECTION

AT



SYNERGY BUILDING, PARRS WOOD SCHOOL

FOR

PARRS WOOD SCHOOL.



Certificate Number 14272

ISO 9001
ISO 14001
OHSAS 18001

REPORT VERIFICATION

Site Address	Synergy Building, Parrs Wood School, Wilmslow Rd, East Didsbury, Manchester. M20 5PG
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STRUCTURAL INSPECTION REPORT

SYNERGY BUILDING – PARRS WOOD SCHOOL.

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STRUCTURAL INSPECTION REPORT

SYNERGY BUILDING – PARRS WOOD SCHOOL.

1 INTRODUCTION

Thomas Consulting has been commissioned by Parrs Wood to carry out a full structural inspection of the Synergy Building, which site within the boundaries of the Parrs Wood School Estate. The report has been commissioned to evaluate the current structural condition and to offer advice regarding any structural remediation which may be required.

We have confined this inspection to those structural elements of the property which are typically associated with the structural fabric e.g. walls, floors and, where exposed, footings.

The inspection is confined to a visual inspection of the property, and we have not investigated woodwork or other parts of the structure which are covered, unexposed or inaccessible. We are therefore unable to report that any such part is free from defect.

The object of the report is to assess the effect of any defects on the structural integrity of the property. No assurances can be implied as to the effect that the reported defects may have on the current or future saleability of the property.

Defects identified in the report may not be sufficient to cause significant structural weakness of such an extent to prevent normal use of the property but could be unacceptable on aesthetic grounds. The client should therefore consider whether or not the defect is acceptable or desirable on these grounds and seek qualified advice as to the effect on the market value of the property.

There may be observations recorded under section 4.0 of the report which are highlighted by italics. These related to defects which fall outside of our brief but have nonetheless been included as part of the inspection. No further advice may be given in respect of these items, but the Client should be aware that they may require further investigation or remedial action.

Please note the appended Conditions of Inspection.

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2 GENERAL

The property is located on a reasonably level site 5 miles to the South of Manchester City centre. The property is a two storey detached former residential house building of masonry construction, which has been converted for educational purposes. The external walls are formed from clay rick masonry. Floors are of timber construction, where suspended, and the roof is traditional timber purlin rafter construction with a slate covering.

We estimate that the original property was constructed over 100 years ago.

The Geological Survey for England and Wales, BGS website indicates that the property is situated upon bedrock geology Chester Formation - Sandstone, Pebbly (gravelly). Sedimentary Bedrock formed approximately 247 to 250 million years ago in the Triassic Period. Surface deposits are recorded as Till, Devensian - Diamicton. Superficial Deposits formed up to 2 million years ago in the Quaternary Period.

Our inspection took place on Monday 8th November 2021 the weather at the time of inspection was overcast, and cool, with occasional rain.

3 SYNOPSIS

The report identifies the defects that are noted in Section 0 below. There are minor cracks to the masonry and areas of frost damaged stone. Some historic movement to walls has been observed and some lateral movement to the right gable wall at the centre.

There may be observations recorded under section 4.0 of the report which are highlighted by italics. These related to defects which fall outside of our brief but have nonetheless been included as part of the inspection. No further advice may be given in respect of these items, but the Client should be aware that they may require further investigation or remedial action.

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4 OBSERVATIONS

Notation: - The terms left, right, front and rear elevations are used in respect of an observer standing in the front garden and facing the property.

The terms left and right when used in respect of other individual elements are made with respect to the observer's relative position when making the observation.

General: - All walls are covered with wallpaper, floors carpeted, and rooms furnished, unless specifically noted otherwise.

EXTERNAL

4.1 Front Elevation

- Wall is reasonably vertical and no cracks.
- Minor areas of perished mortar joints particularly to right of door around downpipe and to front canopy.
- Paint breaking down to timber posts of entrance canopy.
- Shrub growing to face of wall to left half of elevation, up to 1st floor.
- Front right post to canopy leans back by up to 1 in 100. Appears to have moved forwards at base by up to 10mm.

4.2 Right Side Elevation

- Wall is reasonably vertical.
- Mortar starting to break down generally.
- No cracks evident.

4.3 Rear Elevation

- No direct access.
- Evidence of old ivy growth to left end, which has been cut.
- Repointing undertaken generally but mortar is perishing below dpc.
- No cracks evident.

4.4 Rear Left External Buildings

- No internal access.
- Open joints to head of pier, between access doors.
- No cracks evident.

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- Slight distortion to rear gable wall pike with deep set mortar joints.

4.5 Left Elevation

- Wall is reasonably vertical and free of cracks.
- Mortar joints are in fair condition except below dpc to rear stores.
- Some damaged masonry to bricked up opening to rear store.

4.6 Left Garden Boundary Wall

- Wall adjacent to right gable is 325mm thick and up to 2.5m high. Wall leans away from the building by up to 1 in 12.5.
- Wall has frost damaged stone to base at centre.
- Wall has brick piers to opposite side.

INTERNAL

Ground Floor

4.7 Lobby Area

- Lino covered floor is level.
- Painted walls vertical with no significant cracks except to top right above door. Minor cracking likely to be due to vibration from door closing.
- Plastered ceiling has no significant visible cracks.
- No access to under stair store.

4.8 Hall/Stairwell

- Lino covered floor is uneven but generally reasonably level.
- Walls are painted, free of cracks and reasonably vertical.
- Painted ceilings are free of significant structural cracks.

4.9 Front Left Room

- Lino covered floor has slight fall of up to 1 in 200 towards the front.
- Papered walls are uneven but generally vertical and free of evidence cracking.
- Plastered ceiling has minor cracking along joints to plasterboard at rear centre of room.

4.10 Right Hand Room

- Carpeted floor is uneven but generally level.

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- All walls painted and free of significant cracks are uneven but vertical.
- There is, however, a minor diagonal crack above door to rear store, crack is up to 1mm wide and extends up from top right of door, stepping to the left. There is also a 1mm wide crack to left side of door.
- Plastered ceiling is free of significant cracks.

4.11 Rear Room

- Access not possible, at time of survey.

1ST FLOOR

4.12 Stairwell/Lobby

- Lino floor to half landing is level.
- Carpeted floor to top landing is level.
- Painted walls are uneven but vertical and free of significant structural cracks.
- Door heads are level.
- Painted ceiling is free of significant cracking.

4.13 Front Left Room

- Carpeted floor is uneven and generally level. There is a slight fall towards front (1 in 250) at front left.
- All walls painted, reasonably vertical and free of significant cracking.
- Ceilings are painted and free of significant cracking.

4.14 Right Hand Room

- Carpeted floor is uneven but generally level.
- Painted walls are uneven but generally vertical and free of significant structural cracks.
- Ceiling is painted and free of significant cracking.

4.15 Rear WC

- Lino floor is reasonably level.
- Painted walls are free of significant cracking and found to be reasonably vertical.
- Painted ceiling is free of significant structural cracks.

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5 DISCUSSION

Our inspection has highlighted that the building structure is generally in good order, with some minor cracking and out of true areas which are not unusual for a building of this age and construction.

Our main concern relates to the existing condition of the boundary wall to the right side of the property. This wall has a significant lean and is in poor conditions. This wall should be taken down and rebuilt (should it be required) for safety purposes.

There is a tree to the front right of the property which should be removed. This tree will be causing damage to the brickwork locally and possibly could affect the foundations to the building.

There is minor deterioration to the timber canopy to the front door area. The structure is stable, but the protective paintwork is breaking down. We would recommend that the paintwork is replaced.

The main body of the house has only minor cracking, particularly over areas where doors are present. The cracking is therefore likely to have been affected where doors have been slammed shut. The cracking is not evidential of foundation movement occurring.

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6 CONCLUSIONS

In accordance with BRE digest 251 the category of Damage is considered to fall within Category 2. The table is below for reference:

Category of Damage	Description of typical damage (ease of repair in italic type)
1	Hairline cracks of less than about 0.1mm which are classed as negligible. <i>No action required.</i>
2	Fine cracks which can <i>be treated easily using normal decoration.</i> Damage generally restricted to internal wall finishes; cracks rarely visible in external brickwork. Typical crack widths up to 1mm.
3	Cracks which require some opening up and can be patched by a mason. Repointing of external brickwork and possibly a small amount of brickwork to be replaced. Doors and windows sticking. Service pipes may fracture. Weather-tightness often impaired. Typical crack widths are 5 to 15mm, or several of, say, 3mm.
4	Extensive damage which <i>requires breaking-out and replacing sections of walls,</i> especially over doors and windows. Windows and door frames distorted, floor sloping noticeably*. Walls leaning or bulging noticeably*, some loss of bearing in beams. Service pipes disrupted. Typical crack widths are 15 to 25mm, but also depends upon number of cracks.
5	Structural damage which <i>requires a major repair job, involving partial or complete rebuilding.</i> Beams lose bearing, walls lean badly and require shoring. Windows broken with distortion. Danger of instability. Typical crack widths are greater than 25mm but depends on number of cracks.
*Local deviation of slope, from the horizontal or vertical, of more than 1/100 will normally be clearly visible. Overall deviations in excess of 1 in 150 are undesirable.	

- Building does not appear to be subject to foundation movement.
- Tree to front likely to be causing damage.
- Paintwork protection to porch breaking down.
- Potential instability to garden wall.

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7 RECOMMENDATIONS

- 7.1.1 Remove tree/shrub from building frontage.
- 7.1.2 Repaint front access timber porch.
- 7.1.3 Take down and rebuild boundary garden wall to the right side of the property.

APPENDIX A

INSPECTION PHOTOGRAPHS



Tree/Shrub to Front Wall



Paint Breakdown to Front Porch



Staining & Perishing Joints to Front Wall Around Down-Pipe



Eroded Mortar Joints to Left Gable Wall Base



Leaning Garden Wall to Left of Property



Minor Cracking in Lobby Over Front Access Door

APPENDIX B

CONDITIONS OF INSPECTION

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CONDITIONS OF INSPECTION

Instructions are in all cases (unless any variation is agreed in writing by the Company) accepted on the basis of the following conditions which shall govern the inspection and report, and any related matters.

The object of this Report is to assess the effect of the reported defect on the structural integrity of the property. No assurances can be given or can be implied as to the effect that the reported defect may have on the market value or saleability of the property.

- i) The Report is confined to an inspection of the clients specified structural elements of the property alone, i.e. foundations (if exposed), walls, floors, roof members (if accessible), and other such members providing structural support to the property, that may be deemed necessary for inspection by the Company. The report will not cover such items as damp proofing, heating and ventilation, plumbing and electrical circuits, doors, window frames, plasterwork, fitted furniture, decoration or items of general serviceability, unless expressly agreed with the Company before the inspection is undertaken.
- ii) We shall not investigate woodwork, or other parts of the structure, which are covered, unexposed or inaccessible. We are therefore unable to report that any such part is free from defects.
- iii) It must be clearly understood by the client that the degree of inspection referred to in (i) above will not reveal all defects. Defects in concealed parts such as foundations, under floor areas, and areas covered by wall coverings, plaster or render, will not be revealed. It is, of course, possible to make more detailed investigations and where there is evidence to warrant this, recommendations for further investigations will of course incur further costs and may require the lifting of floor boards, breaking out brick work or digging trial holes. When such detailed investigations are required, it is the responsibility of the client to:
 - a) give specific written instruction to this effect to the Company and
 - b) obtain the necessary permission of the owner and to indemnify the Company against liability for damage caused or rectification costs.
- iv) Externally the building will be inspected from ground level only, ladders will not be used to inspect roofs.
- v) Internally, where appropriate, exposed surfaces of rooms will be inspected as far as reasonably possible. The engineer will not move or disturb furnishings, fittings, fitted carpets or furniture, and no responsibility will be accepted for defects which are concealed.
- vi) If requested by the client or judged necessary by the Company and a trap door access exists, the roof spaces will be inspected so long as it is considered safe to do so and crawler boards, ladders etc, are available. Note that high or low confined parts of the roof space will not be inspected.
- vii) Readily visible parts of the drainage installations will be inspected, if requested by the client or judged necessary by the Company.
- viii) No inspection will be made of services such as gas, electricity and central heating. The client is advised to engage the services of a competent electrician and/or plumber if inspection is required.
- ix) Outbuildings, including detached garages, sheds, greenhouses and similar structures will not be inspected, unless expressly requested prior to the inspection.
- x) Easements, planning and other proposals by statutory authorities are outside the scope of this structural survey.
- xi) Should the client require advice upon any matter other than the structural survey, e.g. proposed additions and alterations, this must be subject of a further separate instruction.
- xii) The report is provided for the sole use of the named client and is confidential to the client and professional advisors. The Company accepts responsibility to the client alone and accepts no responsibility whatsoever to any person other than the client himself.

Thomas Consulting will consider re-issuing the report in its original format to a named third party within 3 months of the original report date provided:

 - a) We have the written permission of our original client to do so and
 - b) Upon payment of an administrative fee, currently set at 50% of the cost of the original report fee.

In any event the condition of the property is to be taken as that at the time of the inspection.