

Project:	St Anselm Building, Rear Roofs Survey	
WML reference number:	12350-WML-XX-ZZ-RP-S0001	7 th October 2025
Instruction confirmed by:	Lucy Pottinger, Building Surveyor Arcadis Consulting (UK) Ltd.	
Date of survey:	30 th September 2025	
Survey carried out by:	Stuart Ellis	



Address of Property:	St Anselm Hall, Kent Road East, Manchester M14 5BX
Survey Brief:	Structural survey of visible, accessible rear roof areas following recent timber survey
Brief description of building:	2-storey hall of residence, built c. 1910's, latterly used as offices and storage – stone masonry perimeter walls with pitched, slated roof and traditional timber floor and roof construction

Survey notes

- The inspection was made on the date shown above, requested by Lucy Pottinger of Arcadis Consulting. Photographs were taken by WML and relevant photos have been appended herewith, with descriptions, to aid understanding. These and other photos taken have been kept on file for our records.
- The property is a two-storey hall of residence, with traditional masonry external walls and a multi-pitched, slated roof at the rear of the front entrance area – this is the area relevant to this report, shown above as a series of three pitched roofs.
- A plan showing proposed first floor areas for roof repairs was received from Arcadis. The accessible areas shown were opened up on site for our inspection, and these are shown on the appended photos. We understand the areas were chosen as above those areas of rot identified within the first floor by the Peter Cox Report dated 28th August 2025. Dry rot had been detected within the floor and masonry walls, hence was suspected to be present within the roof structure.
- Photographs 1 – 5 inclusive show the main area of concern. A ceiling joist showed clear signs of rot (Photograph 2) on at least one ceiling joist, close to the supporting wall. Otherwise the main timbers appeared to be intact from our limited point of inspection.

- The area above the small staircase up to some second floor offices (within the roofspace) was also exposed, and again no visible signs of rot were noted (Photographs 6 & 7).
- We also exposed an area of ceiling above the adjacent landing 1.C03 (Photographs 8 & 9), as the ceiling displayed signs of previous leakage, as elsewhere. Only ceiling joists were visible as these appeared to be boarded over, but again no signs of affected timbers were observed.
- Overall from our limited points of inspection the dry rot does not appear to have significantly spread within the roofspace, and there is currently no evidence of structural damage to the main roof timbers.

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 or measured survey was carried out, and the horizontal and vertical alignment was not assessed using optical instruments.

Carpets or floor coverings were not lifted and no removal of furniture, fixtures and fittings was undertaken.

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.

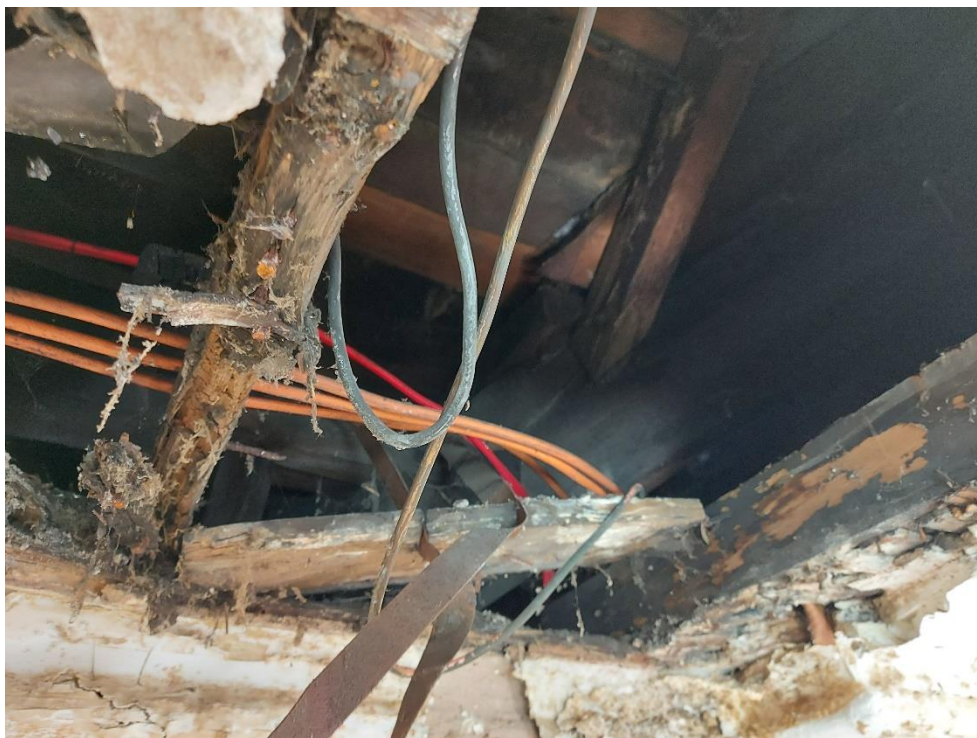
No consideration has been given to potential contamination or asbestos aspects.

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.



Photograph 1
Room 1.107 – rafter feet exposed



Photograph 2
Room 1.107 – ceiling joist rotted



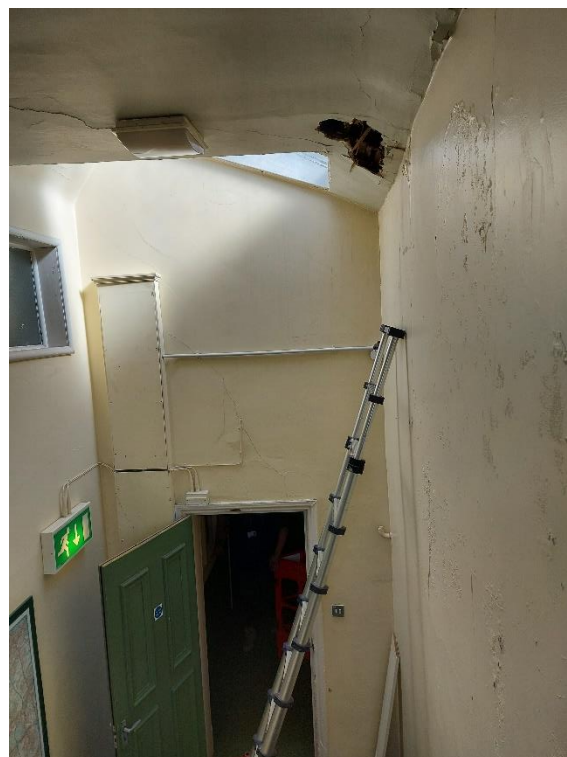
Photograph 3
Room 1.107 – main roof carcass appears intact



Photograph 4
Room 1.107 – rafter feet appear intact



Photograph 5
Room 1.107 – rafter and hip feet appear intact



Photograph 6
Stairway 1.024 – rafter feet exposed



Photograph 7
Stairway 1.024 – rafter feet appear intact



Photograph 8
Landing 1.C03 – ceiling joists exposed



Photograph 9

Landing 1.C03 – ceiling joists appear intact, boarded over so rafter feet inaccessible