SURVEY REPORT
TIMBER INSPECTION

THE OLD WELLINGTON
4 CATHEDRAL GATES
MANCHESTER
M3 1SW

11th JULY 2025

Trace Basements and Trace Remedial Building Services
are trading names of
North West Damp Proof Services Limited 1503809
Established 1974

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1.0 SCOPE OF SURVEY/LIMITATIONS

1.1 Trace Basements/Trace Remedial Building Services were instructed to undertake a Building Surveyors inspection and defect analysis of timber defects to The Old Wellington, 4 Cathedral Gates, Manchester, M3 1SW.

1.2 Our survey was carried out by David Hockey BSc (Hons) MRICS, C.S.R.T, C.S.S.W.

1.3 The weather during the inspection was dry.

1.4 The objective of the inspection was to ascertain the nature, design, general condition and state of repair of any accessible Timber defects. We did not have access to roof, floor voids or wall panels voids if present. Defects identified are not an exhaustive list to the property as a whole.

1.5 Timber surveys are confined to accessible structures. Only demolition or exposure work enables the condition of timber to be determined with reasonable certainty and the extent of decay will be established on site.

1.6 We have not carried out an analysis of the whole building structure and consequently are unable to confirm the structural stability of neither property nor the load bearing capabilities of the roof, walls or floors.

1.7 This report is submitted in confidence for the sole use of Mitchells and Butlers Plc. It shall not be disclosed nor copied to any third party to whom no responsibility is accepted, in respect of the whole or any part of the content. Our report shall not be referred to in any other document, circular or statement without our prior written consent as to the form and context in which it may appear.

2.0 CONDITION

2.1 CONSTRUCTION

2.1.1 Timber-Frame Architecture
Structure & Plan
The building follows a linear three-bay plan and is three storeys tall. Bays 1 and 3 are gabled, creating a classic asymmetrical Tudor silhouette.

2.1.2 Ground Floor
In the 20th century, it was adapted for pub use. It now features modern doorways and mullion-and-transom windows, but the original timber posts and beams remain part of the structure.

2.1.3 First Floor
Characterised by close-studded framing with angle braces in the first bay, it has a small bowed, four-light mullioned window there. The second and third bays host a 17-light continuous mullioned window across both, set in a lightly bowed façade.

2.1.4 Second Floor & Gables
The top storey has square-panel framing and a four-light window positioned beneath the wallplate in each bay. The gables are jettied—the upper storeys project beyond the lower walls—and filled with decorative lattice timber framing.

2.1.5 Left Return Wall
This side echoes the front: patterned studwork, a seven-light restored window per floor, and a jettied gable similar to the façade.

2.1.6 Roofing & Interior
It is covered in traditional stone slates. Inside, exposed roof beams and structural timber survive, reflective of the building's unbroken 16th–17th century frame.

2.2 CONDITION SUMMARY

2.2.1 The main defects to the timber structure are external to the rear elevation. In the main, generally the internal timber posts, studwork, rails, braces and trusses etc. appear well maintained and evidence of previous repairs are visible and we did not identify any defects of significance that would justify immediate repair works at the time of inspection.

2.2.2 The main element s of decay relate to the timber balcony at the rear elevation, this incorporating oak joists, balustrade and handrail, with decking board including metal chequer plate over. The balcony is positioned at second storey level with x2no. timber posts bearing to ground level (each formed via x2 pieces side by side, embedded into the substrate below paving stones).

2.3.3 The elements of decay include:
1. base of oak balusters
2. Base of oak balustrade posts
3. Oak base plate that balustrade timbers 'notch into'

*Between the above extent of decay, the balustrade notably exhibits lateral instability due to timber deterioration at it base and I would advise its at or nearing the point it poses a safety risk if not addressed.

4. Handrail decayed at joints; generally weathered and open grained
5. Top edge of joists decayed where checked
6. Base of posts at ground level decaying
7. Oak sole plate decayed at base to localised area

2.4 The extent of repair works, pretty much means taking the balustrade down and re-building and then repairing the posts, sole plate and joists insitu.

We then have x2 options:
1. Complete replacement of the Balustrade timbers in new oak to match existing.

2. Refurbishment of the existing oak balustrade and reinstatement via introducing a larger baseplate to accommodate shorter balusters and posts where we have cut the decay away at the base of each piece.

2.4.1 Both involve extensive work, but option 2 would be the lesser cost option at £33.7K with total replacement (opt 1) estimated at nearer £40K including repair work to joist, sole plate and post repairs (& matching ornate handrail).

2.5 **MISCELLANEOUS**

2.5.1 At this stage I have not allowed for a welfare cabin, assuming we can use staff facilities, but if this is a requirement from CSS, this would be additional cost.

2.5.2 We propose to use Acro props for post repairs, but should CSS require specialist temporary works design, this would be completed by a MAB Engineer at additional cost and erection beyond the above would be additional also.

2.6 Please see condition and proposal drawings below.

CONDITION



BASE OF BALUSTERS
SOFT/DECAYED X41NR
45MM X 40MM

HAND RAIL DECAYED

BASE PLATE
DECAYED;
APPROX. 11M
45MM X 190MM

BASE OF POSTS
SOFT/DECAYED
X13NR
120MM X 110MM

TOP EDGE OF JOIST
DECAYED WHERE
CHECKED; EXPECT
ALL IN SIMILAR
CONDITION AT THIS
STAGE
130MM X 200MM

BOARDS; 35MM X
150MM

BASE OF POSTS
EMBEDDED IN
GROUND; DECAY
EVIDENT; EACH POST
X2 TIMBERS SIDE BY
SIDE
360MM X 90MM

BASE OF POSTS
EMBEDDED IN
GROUND; DECAY
EVIDENT; EACH POST
X2 TIMBERS SIDE BY
SIDE
360MM X 90MM

BASE OF SOLE
PLATE DECAYED

BASE OF POSTS
EMBEDDED IN
GROUND; DECAY
EVIDENT; EACH POST
X2 TIMBERS SIDE BY
SIDE
360MM X 90MM

BASE OF POSTS
EMBEDDED IN
GROUND; DECAY
EVIDENT; EACH POST
X2 TIMBERS SIDE BY
SIDE
360MM X 90MM

General Notes

Indicative drawing to be used for Trace guidance only; decay in red

NOTE EXTERNAL TIMBERS CANNOT BE GUARANTEED AGAINST DECAY IN THE LONG TERM WHERE EXPOSED TO THE PREVAILING WEATHER

TRACE
REMEDIAL BUILDING SERVICES

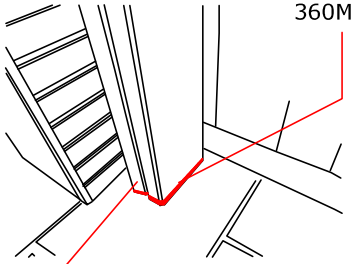
THE OLD WELLINGTON
MANCHESTER

DH/31705/02	BALCONY CONDITION/ REPAIRS
11/07/25	
Scale NTS	

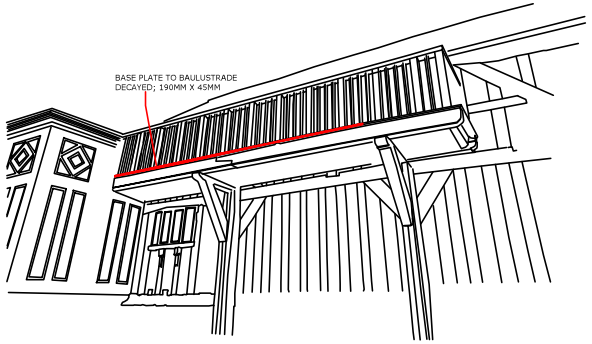
CONDITION

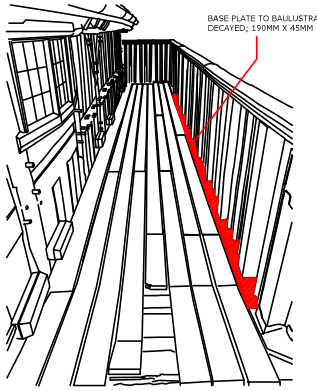
THE POSTS ARE EMBEDDED WITHIN THE DEPTH OF THE PAVING FLAGS SO THE MORTAR JOINTS PROVIDES A 'COLLECTION POINT'' FOR WATER AT THE BASE.

INEVITABLY THE BASE OF THE POSTS ARE 'SOFT AND DETERIORATING

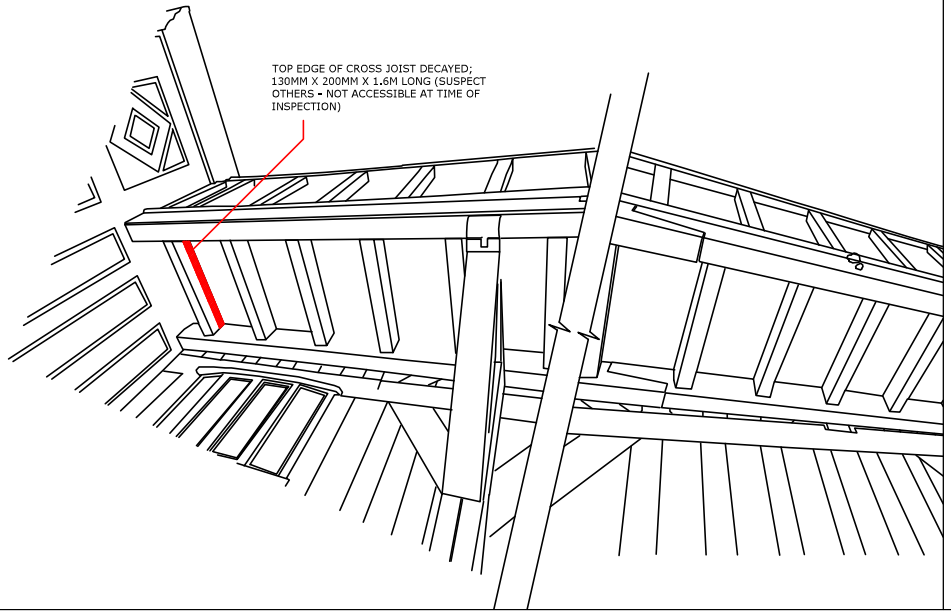


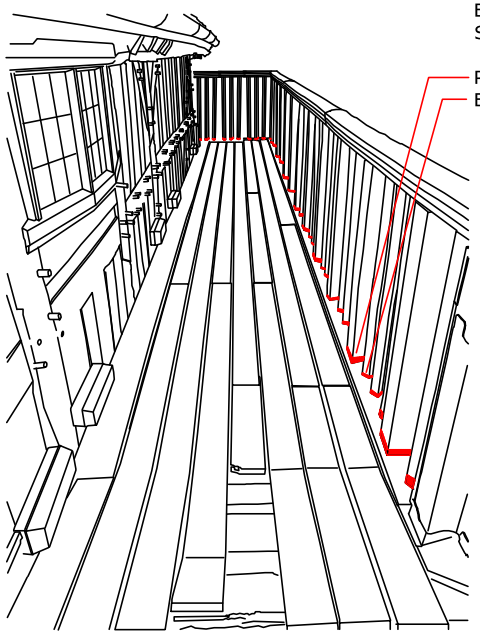
BASE PLATE TO BALUSTRADE





TOP OF JOIST DECAYED





BALUSTER DECAYED AT EMBEDDED END; SOFT TO STAB-TEST AT JOINT

POSTS; 120MM X 110MM
BALUSTER; 45MM X 40MM

General Notes

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BASE PLATE/POST


BASE PLATE


TOP OF JOIST


BALUSTRADE POST


BALUSTER

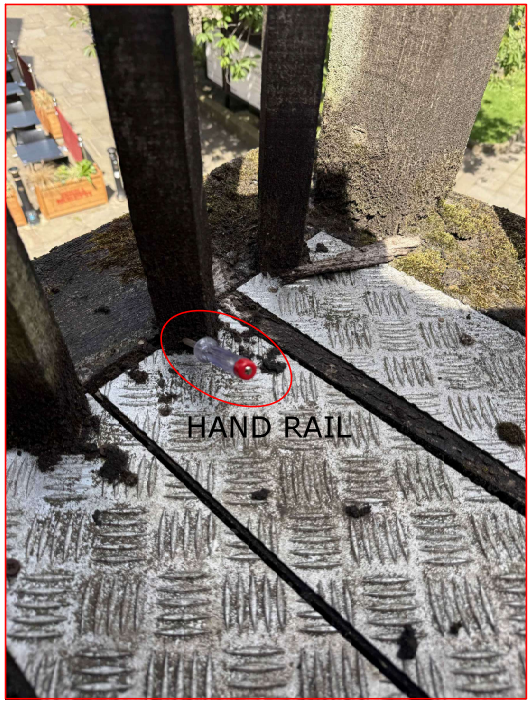

BALUSTRADE POST


BALUSTRADE POST
BASE PLATE &
BALUSTER


BALUSTRADE POST


HAND RAIL
(HOLLOW)


HAND RAIL


HAND RAIL


BASE OF POST


BASE OF POST


SOLE PLATE


TOP OF JOIST

3.0 PROPOSALS

PROPOSALS



UPPER BAULUSTRADES WILL BE FULLY TAKEN DOWN AND REINSTATED INCLUDING ALTERATION TO BASEPLATE DETAIL; BOARDS FULLY REMOVED TO ALLOW ACCESS TO JOISTS AND POSTS + SOLE PLATE REPAIRED

REPAIR WORKS INVOLVING PARTIAL REPLACEMENT OF DECAYED SECTIONS

TAKE DOWN, REFURBISH AND REINSTATE

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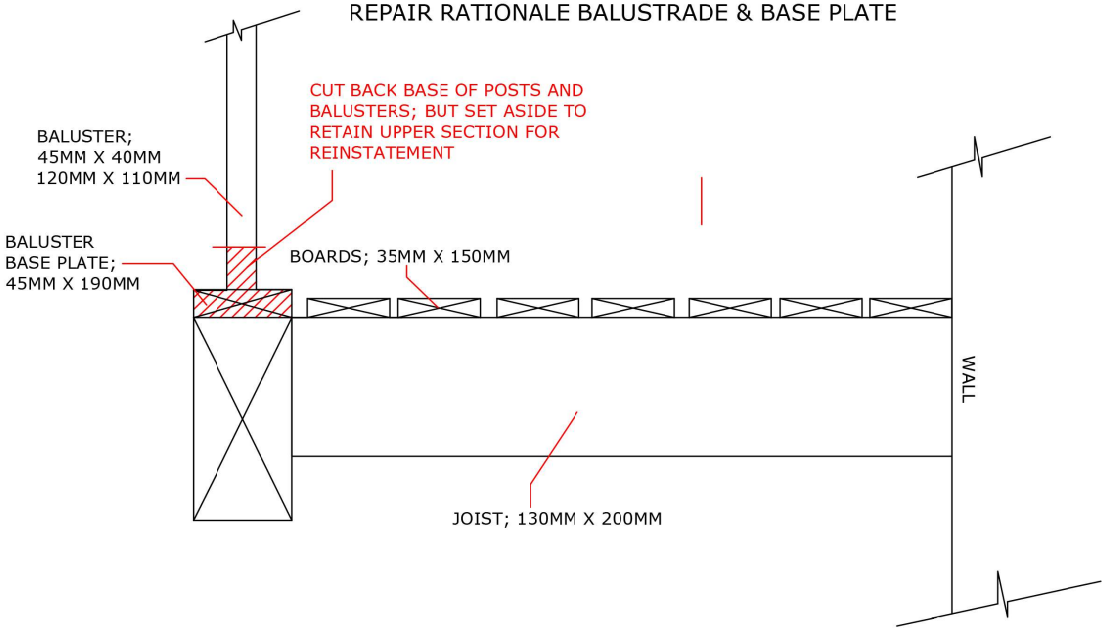
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PROPOSALS

STEP 1

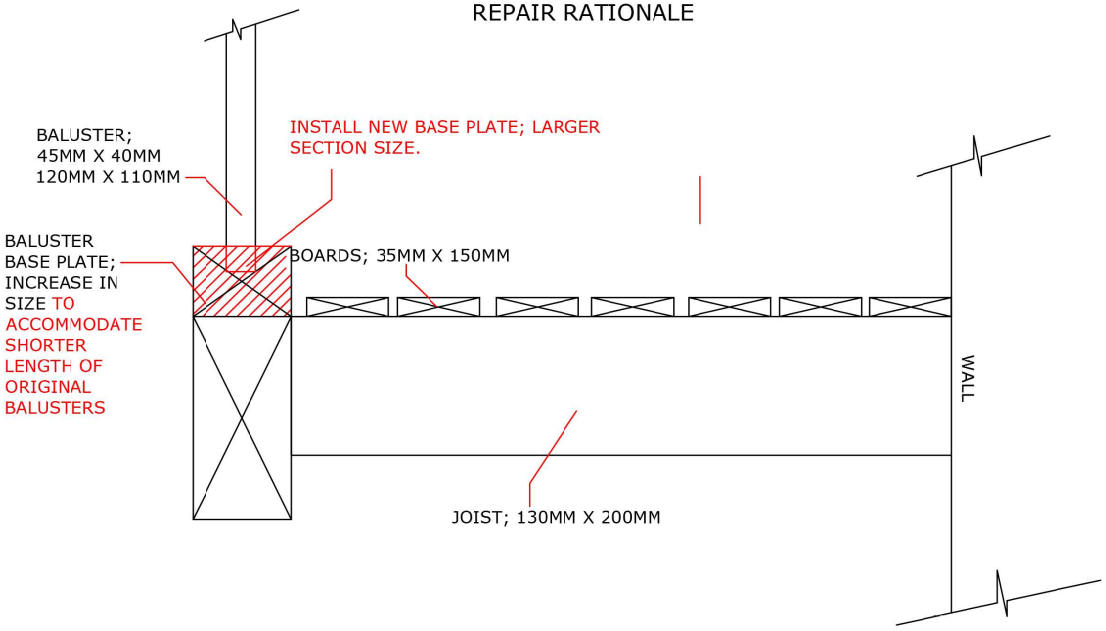
REPAIR RATIONALE BALUSTRADE & BASE PLATE



DESCRIPTION	WORKS
BALUSTRADE POSTS AND BASE PLATE DECAY	TAKE DOWN BALUSTRADE AND SET ASIDE; CUT OFF BASE OF POSTS BEYOND EXTENT OF DECAY INSTALL NEW LARGER BASE PLATE AND FORM MORTICE HOLES FOR BALUSTERS AND POSTS; HEIGHT OF HAND RAIL TO MATCH EXISTING; HALF-LAP SCARF JOINTS ALONG LENGTH OF BASE PLATE; DOWEL JOINTS; BOND BALUSTERS/POSTS IN RSA
	MATERIALS: OAK BASE RAIL APPROX 11M RSA STRUCTURAL ADHESIVE ROTAFLEX ROD DOWELS TOWER SCAFF

STEP 2

REPAIR RATIONALE



General Notes

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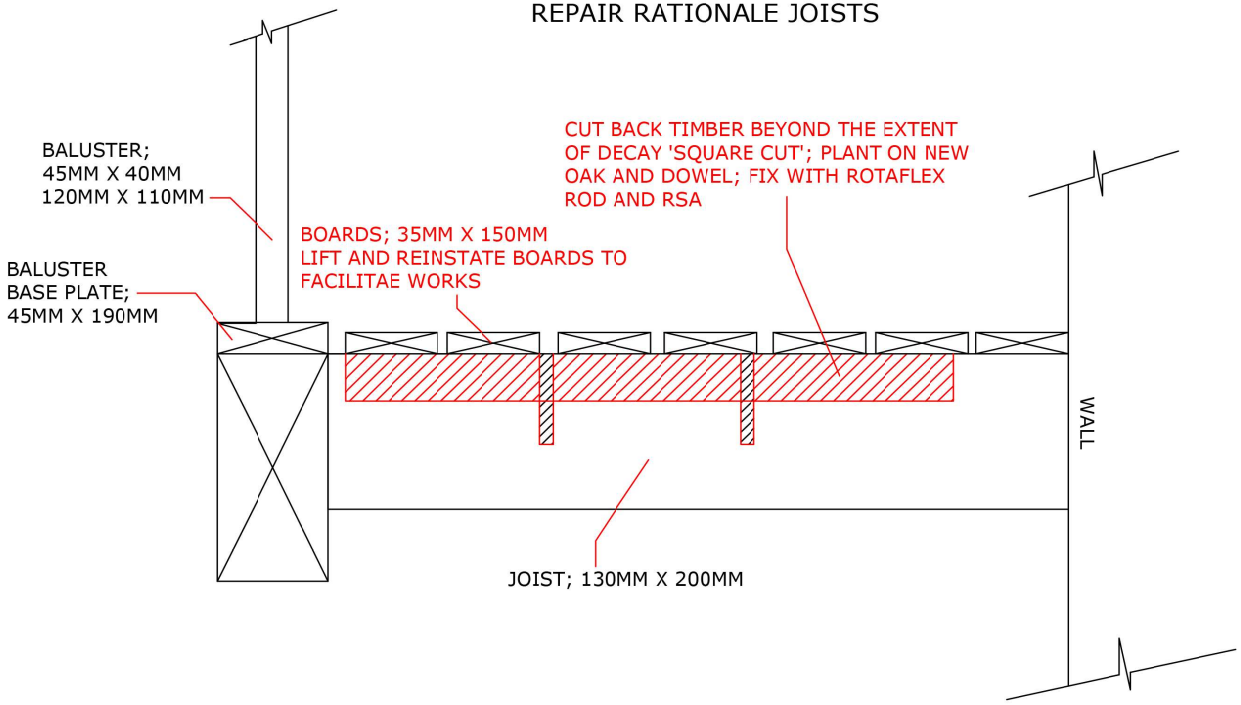
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PROPOSALS

REPAIR RATIONALE JOISTS



DESCRIPTION	WORKS
TOP EDGE JOIST DECAY	LIFT BOARDS; CUT BACK TIMBER BEYOND THE EXTENT OF DECAY 'SQUARE CUT'; PLANT ON NEW OAK AND DOWEL; FIX WITH ROTAFLEX ROD AND RSA
	MATERIALS: OAK (full piece 130x200mm) DOWEL RSA RESIN

General Notes

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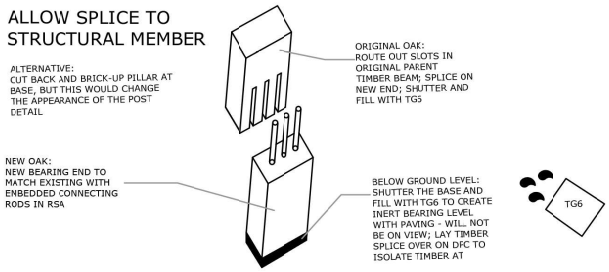
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PROPOSALS

REPAIR RATIONALE TO POSTS (X4NO. IN TOTAL)





DESCRIPTION	WORKS
POST END TIMBER DECAYED x 2 MEMBERS	TIMBER SPLICE REPAIR WITH CONNECTING BARS RESIN EMBEDDED;
POST END TIMBER DECAYED x 2 MEMBERS	TIMBER SPLICE REPAIR WITH CONNECTING BARS RESIN EMBEDDED;
	ALLOWANCE TO IMPROVE BEARING DETAIL; CONCRETE BASE AND TG6 FLUSH WITH PAVING (SO TIMBER NOT EMBEDDED INTO GROUND - TBA)
	SPLICE REPAIR; SOLE PLATE REPAIR; COUT BACK BEYOND EXTENT OF DECAY; PLANT ON NEW OAK; DOWEL INTO EXISTING; BOND DOWEL IN RSA; ISOLATE FROM GROUND ON DPC MATERIAL OR BRICK/SLATE SLIP

General Notes

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PROPOSALS

HANDRAIL

NOTE: *PIC FROM OLD SURVEY



DESCRIPTION	WORKS
HAND RAIL DECAYED; PARTICULARLY AT JOINTS	TAKE DOWN HAND RAIL AND SET ASIDE FOR REFURBISHMENT; SAND DOWN; FILL DECAYED SECTIONS IN TG6 RESIN AND REINSTATE; BOND BALUSTERS IN RSA MATERIALS: TG6 RSA STRUCTURAL ADHESIVE TOWER SCAFF

General Notes

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4.0 BACKGROUND INFORMATION

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4.1 MOISTURE CONTENT OF WOOD - BACKGROUND INFORMATION

4.1.1 In a normal dry living environment, timber should have moisture content between, very approximately 9%-16%. If it is higher than this, it may be in contact with dampness:

17%-18%	Might be in direct contact with dampness or in a damp environment, but unlikely to rot.
18%-20%	Almost certainly in contact with dampness or in a damp environment, and on the borderline of risk of rot.
More than 20%	**In contact with dampness or in a very wet environment; will be at risk of rot.**

4.1.2 Where joists are sat in wet walls and are not able to dry out (breathe), they are at risk to decay in line with the moisture contents above.

4.2 WOOD DECAYING FUNGI

4.2.1 Wood-destroying Basidiomycete fungi are of significance in wood deterioration. Most of these fungi are Wet rots, able to develop only when wood is actually wetted by moisture from another source, such as a leaking roof or plumbing, or by absorption of moisture from the soil or from other- damp structural materials. In such cases the removal of the source of moisture is sufficient to prevent further deterioration, but replacement of damaged wood may be necessary for structural or aesthetic reasons, and preservation treatment may be desirable as a precaution against re-wetting in the future or to prevent the development of a particular Basidiomycete.

4.2.2 Dry rot fungus can represent a far more severe decay hazard and is considered to more readily grow across and through masonry substrates. The fungus is able to develop conducting strands which convey water and nourishment, enabling the fungus to spread across and beneath inhospitable surfaces such as brickwork and masonry in the search for more wood. The activity of this fungus is mostly confined to poorly ventilated areas, such as behind skirting's or beneath floors, and the damage only becomes apparent when the visible surfaces become distorted or collapse occurs. The condition for germination and growth are extremely critical, comprising a narrow range of atmospheric relative humidity and wood moisture content. Spore germination occurs most readily in acid conditions and frequently there are infections by other fungi able to germinate and develop in wetter conditions.

4.2.3 If wood becomes accidently wetted, one of the wet rot fungi may develop, but as drying progresses, conditions may arise in which Wet rot activity is reduced but Dry rot spores may germinate, encouraged by the acid conditions caused by the previous wet rot. Similarly a source of continuing dampness may support a Wet rot, but at a further distance from the source, the moisture content may be

lower and optimum for Dry rot spore germination, again encouraged by the acidity generated at the fringe of the wet rot activity.

4.2.4 Wood decaying fungi can be treated via natural drying down and ventilation, where expose works can be completed and the structure left to dry down (or forcefully dried) in the long term, but where this is not possible, when making good is required or timbers have to be enclosed 'back-in' to keep within project timescales, Fungicidal preservative treatment are required.

4.3 WOOD BORING INSECTS

4.3.1 A number of insects, mainly beetles, are able to use wood as a food source and some of them can cause serious damage to building timbers. The beetles all have fairly similar lifecycles, although there are variations in the length of each stage in the cycles, the type of wood attacked, and the extent and type of damage caused. The life cycle consists of four stages; egg; larva; pupa and adult. It is the larva that causes the damage.

4.3.2 The existence of damage caused by wood boring insects does not always indicate a need for remedial treatment; correct identification is essential before any consideration can be given to whether treatment is needed.

4.3.3 (Not exhaustive list) An example where treatment is needed includes; Common furniture beetle; lyctus powderpost beetle; house longhorn beetle; deathwatch-beetle; Ptilinus beetle. Examples of where treatment is not needed include; Bark borer beetle; Forest longhorn beetle; wood wasps' Pinhole borer beetles.

4.3.4 Where active infestations are found, Insecticidal preservative treatments can be considered. The presence of fresh frass (bore dust) in conjunction with damp timbers may be acceptable evidence of active infestation.