

INTEGA.

Photographic Schedule of Condition

All Saints Library Demolition – External Areas

All Saints Library, Manchester M15 6BH

November 2025

01217

Issue and Revision Record

Issue Date:	7 November 2025
Reference:	01217
Report Prepared By:	Steve Tutty MRICS
Report Checked By:	Daniel Lustman MRICS
Signature:	[redacted]

For and on behalf of INTEGA Building Consultancy Ltd

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Signature Sheet

We, the undersigned, confirm that this Schedule of Condition is a true and accurate record of the external areas to the perimeter of the premises known as All Saints Library, Manchester Metropolitan University, Manchester as at 02 November 2025

Signed: …….

Date: …….

On behalf of Manchester Metropolitan University

Signed: …….

Date: …….

On behalf of the Connell Brothers Ltd

Introduction

Instructions

Instructions were received from Mark Riley of Connell Brother Ltd on 27 October 2025 to inspect and prepare a Schedule of Condition of the external areas to the perimeter of All Saints Library, Manchester Metropolitan University, Manchester prior to proposed demolition works. The scope of service was confirmed within our letter of 22 October 2025 as were INTEGA Building Consultancy Ltd's Terms and Conditions of Appointment and the Limitations that apply to this instruction.

We must stress that this report is only for the use of the parties to whom it is addressed and no responsibility is accepted to any other party for the whole or any parts of its contents. Neither the whole, nor any part of this report, or any references thereto, may be included in any document or statement, nor published or reproduced in any way, without our prior approval in writing as to the form of context in which it will appear.

The inspection was undertaken on 02 November 2025 by Steve Tutty MRICS.

The weather conditions were dry and bright. For the purposes of this report the front elevation to All Saints Library and facing All Saints Park is deemed to face due south and all references are given on this basis.

Specialist Consultants

No specialist consultants have been appointed.

General Description

The subject property comprises of a former Library building, which forms part of the Manchester Metropolitan University campus in Manchester City Centre.

It is proposed that the Library will be demolished and in advance of these works a Photographic Schedule of Condition is to be compiled to evidence the condition of the associated external areas.

This includes the various footpaths, highways and boundaries to the immediate perimeter of the property, proposed access routes for loading / unloading purposes, together with the contractors' compound and parts of the Mancunian Way to the north.

We have included at Appendix A a basic layout plan which helps to identify the various external areas included within this exercise.

Limitations of Inspection and Inaccessible Areas

You will appreciate we could not inspect parts of the property and grounds which are covered, inaccessible or not exposed. We cannot therefore report that they are free of any defect, which may subsequently become apparent.

This report has been prepared on a visual inspection only, with no part of the structure or fabric being opened up for detailed examination.

In addition to the published limitations, we were restricted during our inspection in the following aspects:

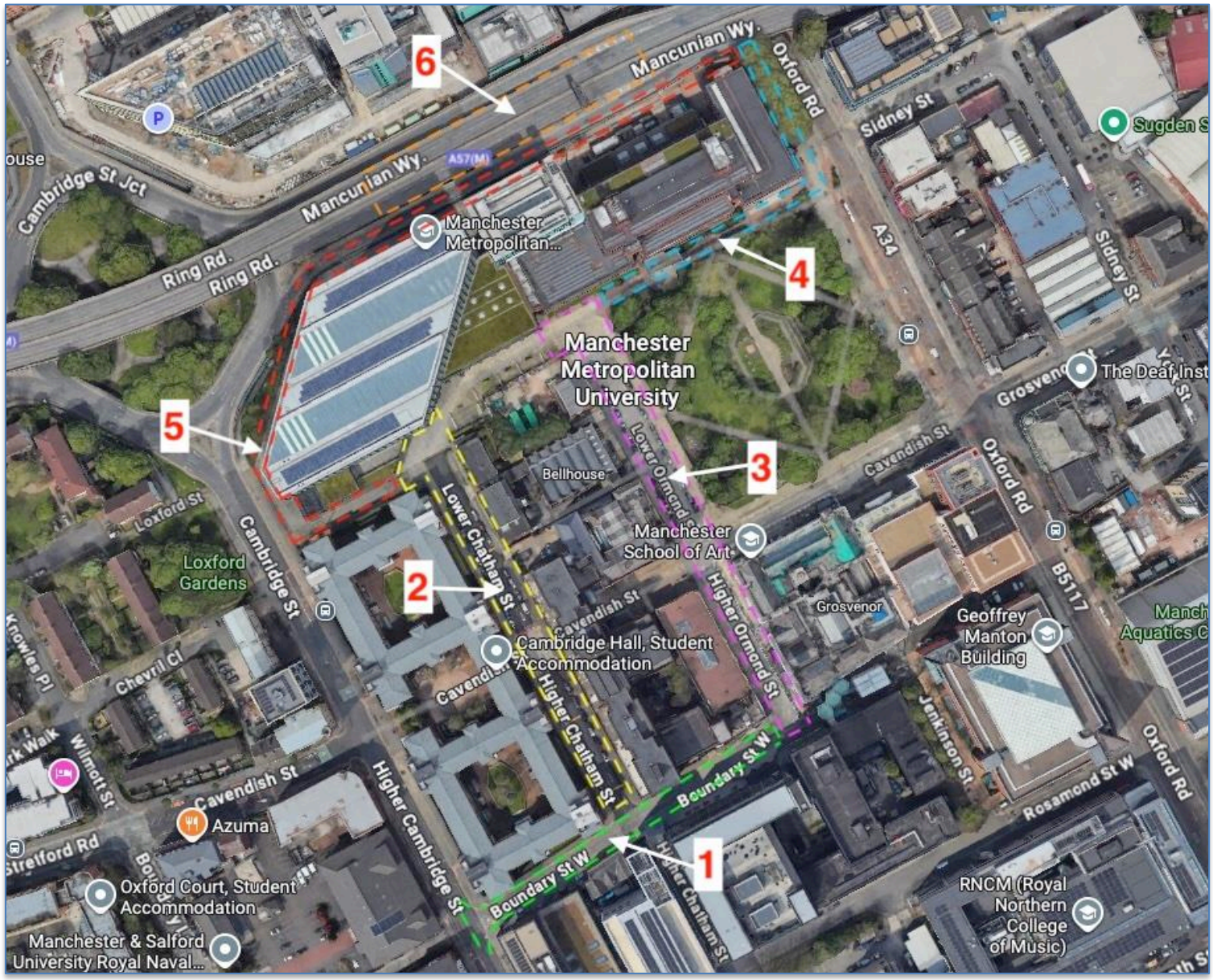
- Parts of the highways and footpaths were concealed by parked vehicles.
- Excavations were on-going at the time of inspection along parts of Boundary Street West in connection with separate mains utility works.

- Our inspection was limited to the surface of the hardstandings, and we have not undertaken an inspection of the below ground drainage or services.

Record Photographs

The images are compressed from high resolution photographs which can be provided by INTEGA on request. The high resolution images shall be incorporated into the Schedule of Condition by reference.

Appendix A
External Areas Included


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Mancunian Wy
Oxford Rd
Sidney St
Cambridge St Jct
Ring Rd.
A57(M)
A34
Manchester Metropolitan...
Manchester Metropolitan University
Bellhouse
Lower Ormond St
Lower Chatham St
Cambridge St
Loxford St
Loxford Gardens
Cavendish St
Manchester School of Art
Grosvenor
Higher Ormond St
B5117
Geoffrey Manton Building
Cambridge Hall, Student Accommodation
Higher Chatham St
Jenkinson St
Boundary St W
Rosamond St W
Wilmott St
Azuma
Higher Cambridge St
Oxford Court, Student Accommodation
Manchester & Salford University Royal Naval...
RNCM (Royal Northern College of Music)
The Deaf Inst
Sugden S

Appendix B
Photographic Schedule - Area 1

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THE UNION
WELCOME TO THE UNION
it's all yours

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3.


THE UNION
WELCOME TO THE UNION
it's all yours

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Work Starts Here
27/10/25 For 5 Days
Under Road Closed
Access Maintained For Residents
All Other Follow Diversion

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Appendix C
Photographic Schedule - Area 2

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Appendix D
Photographic Schedule - Area 3

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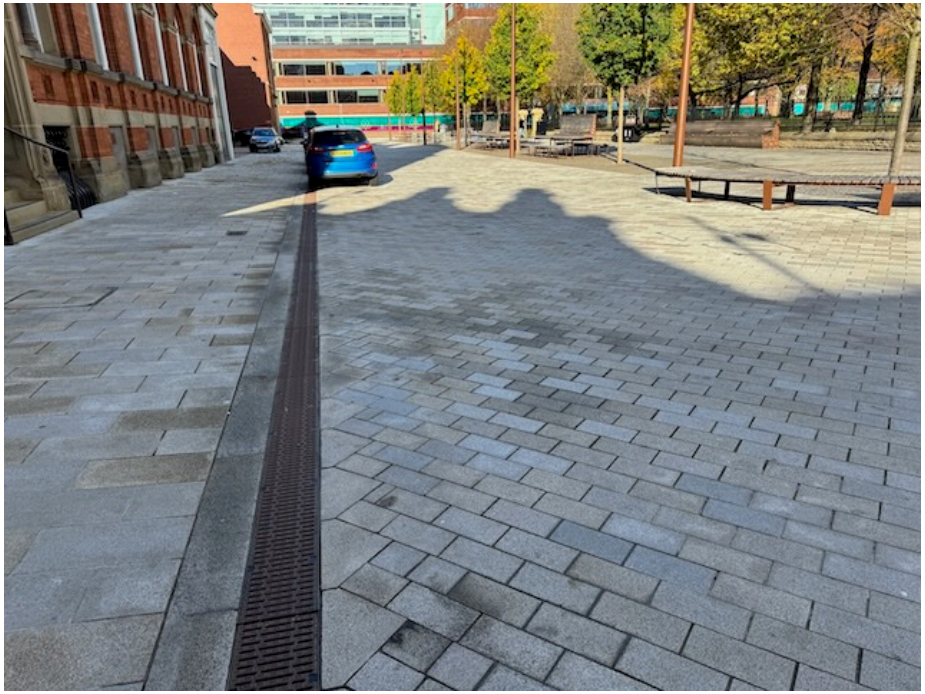
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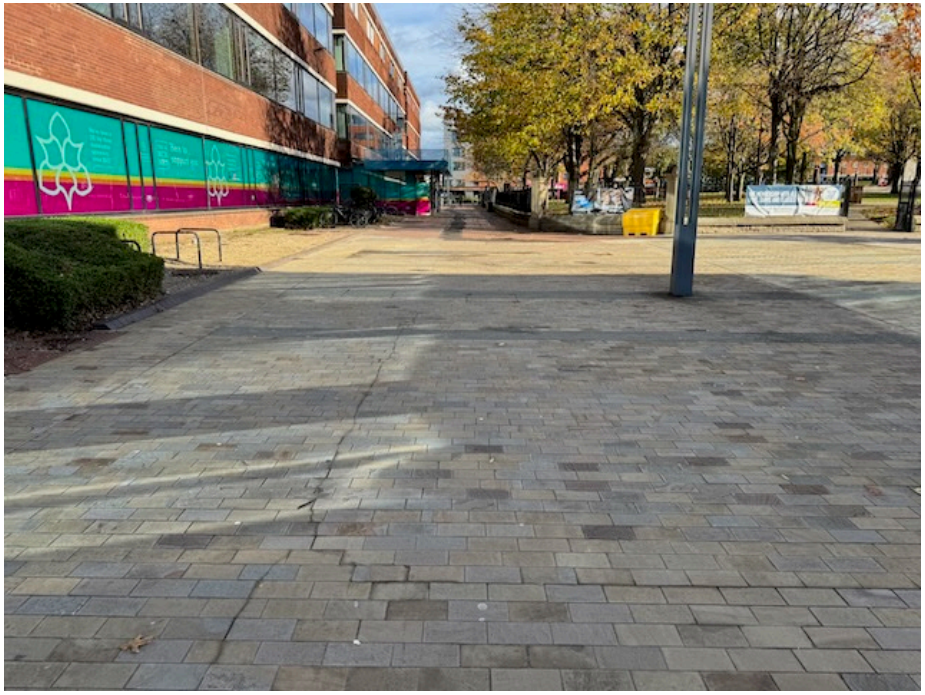
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Appendix E
Photographic Schedule - Area 4

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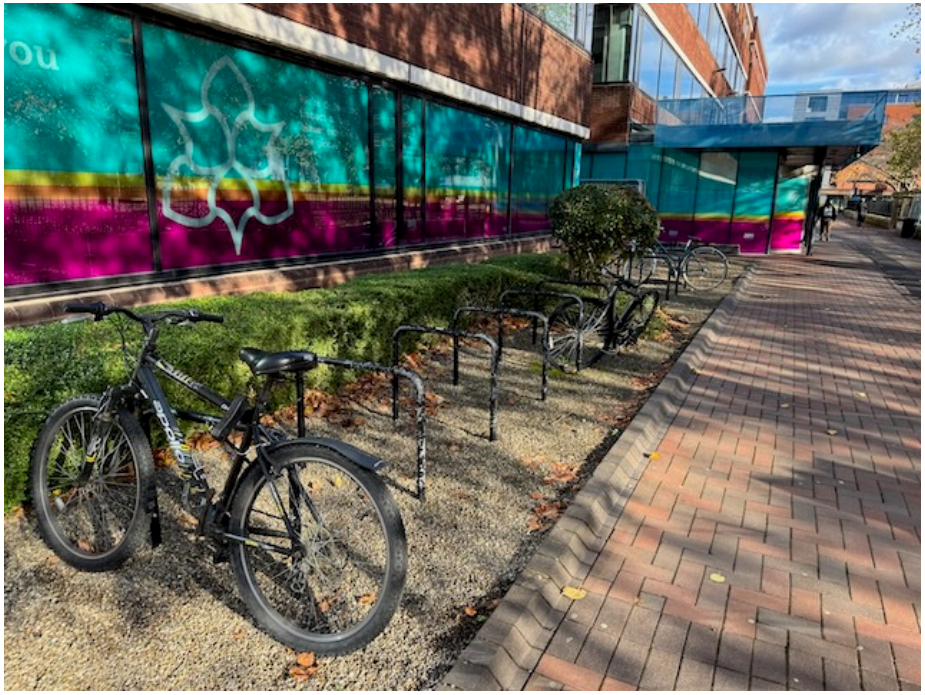
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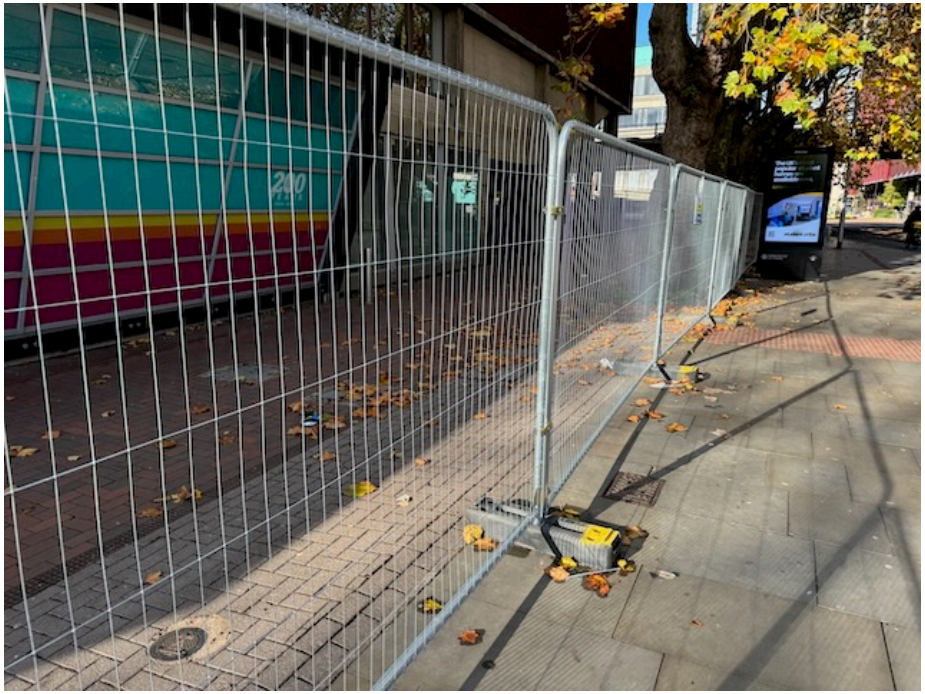
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Appendix F
Photographic Schedule - Area 5

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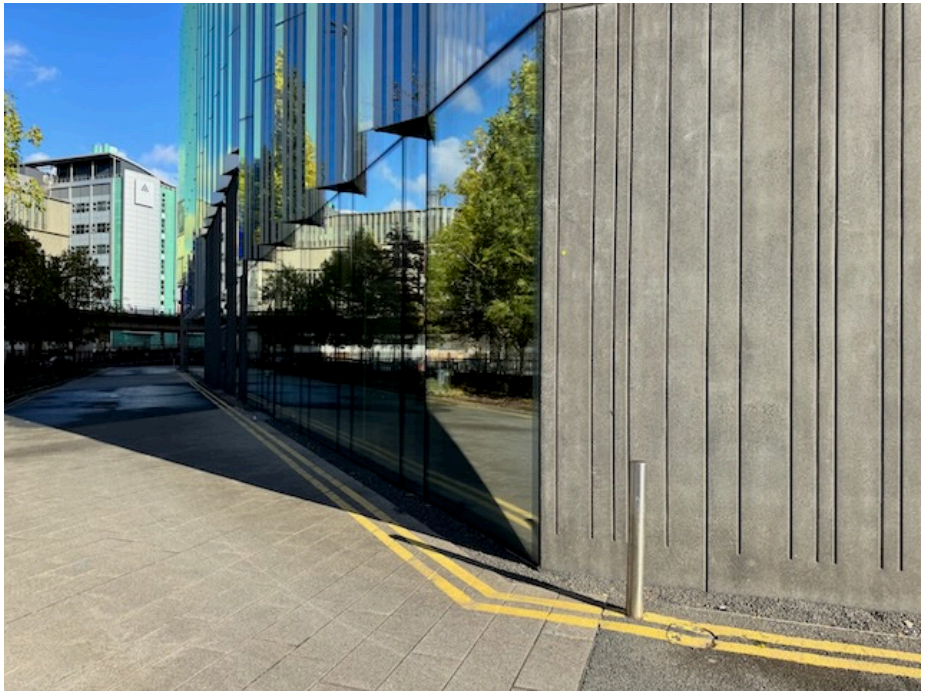
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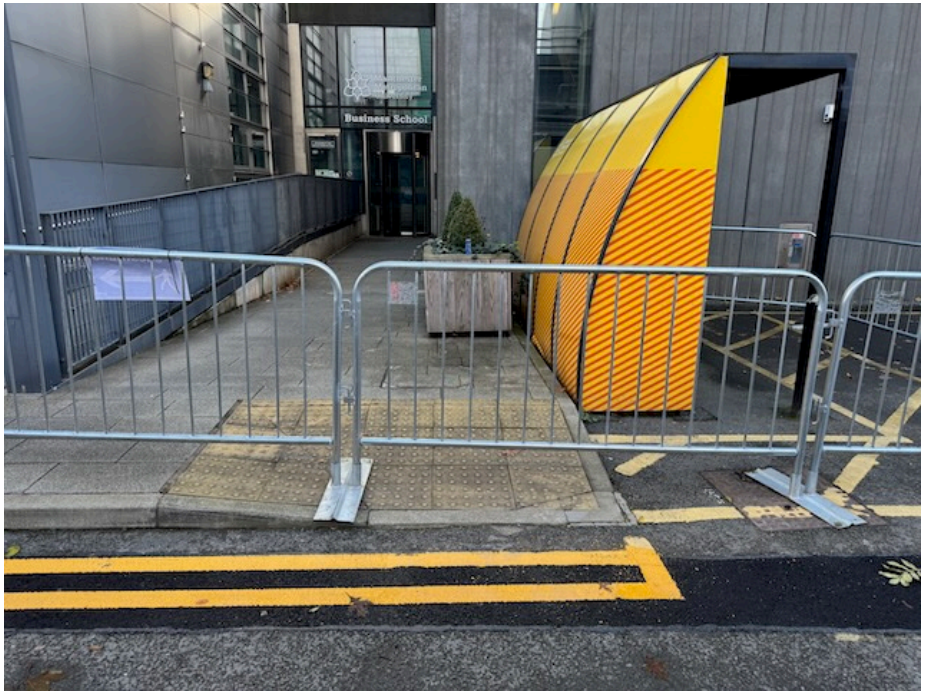
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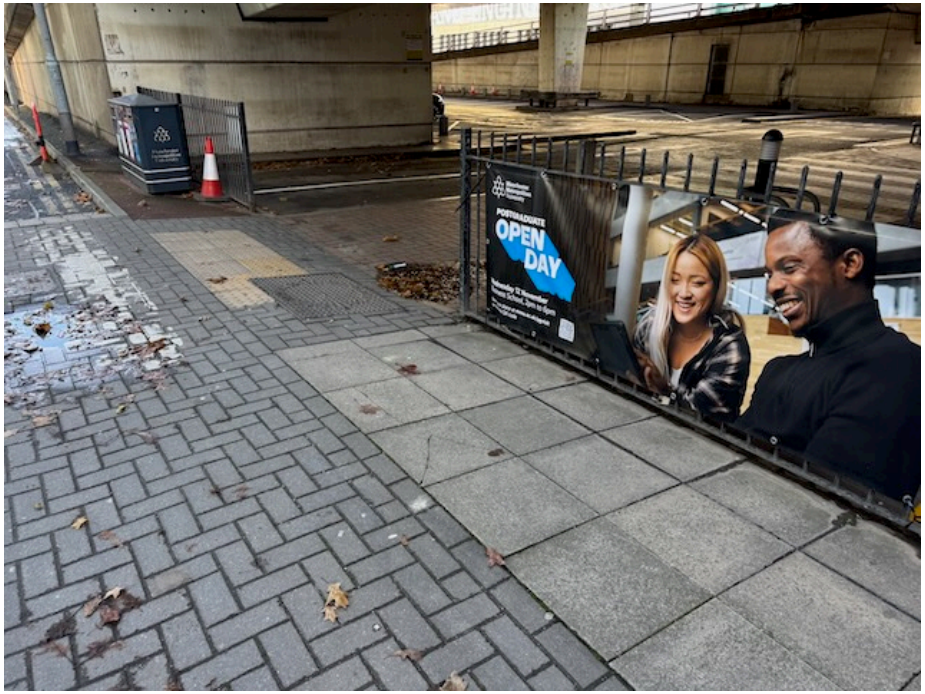


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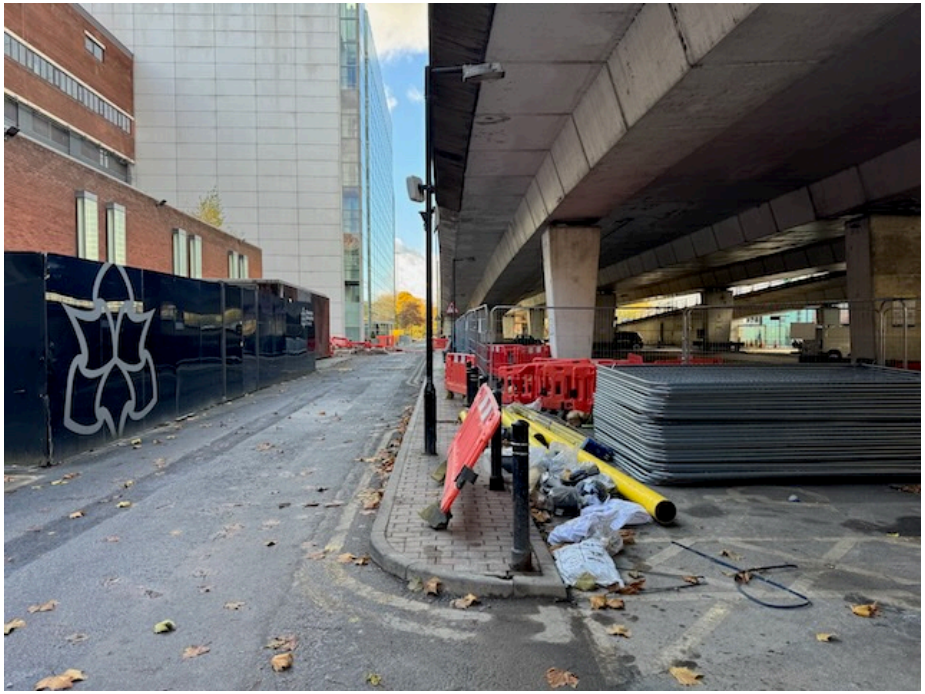
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Appendix G
Photographic Schedule - Area 6

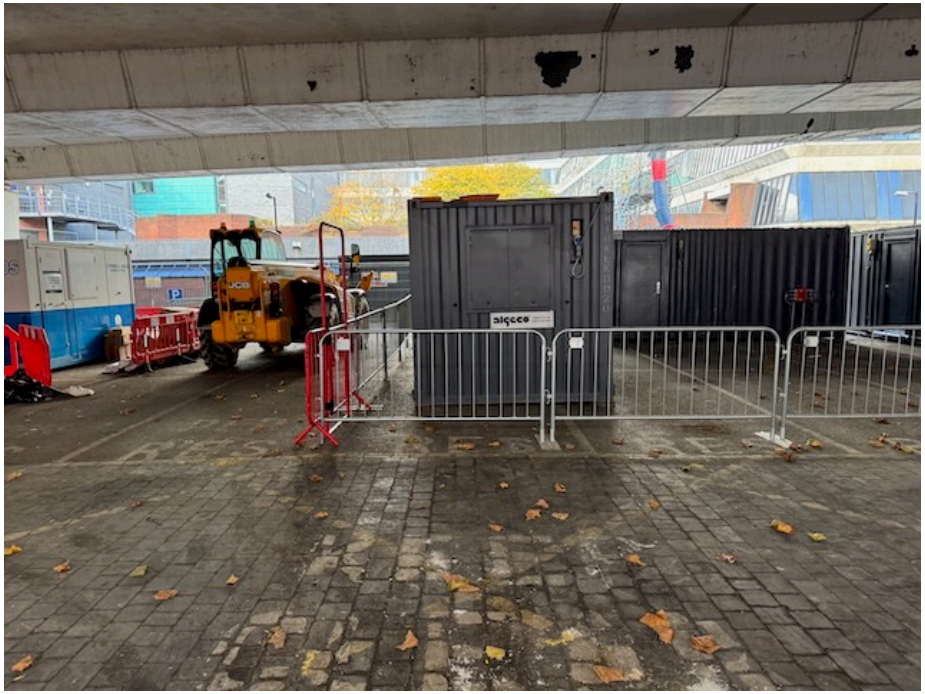
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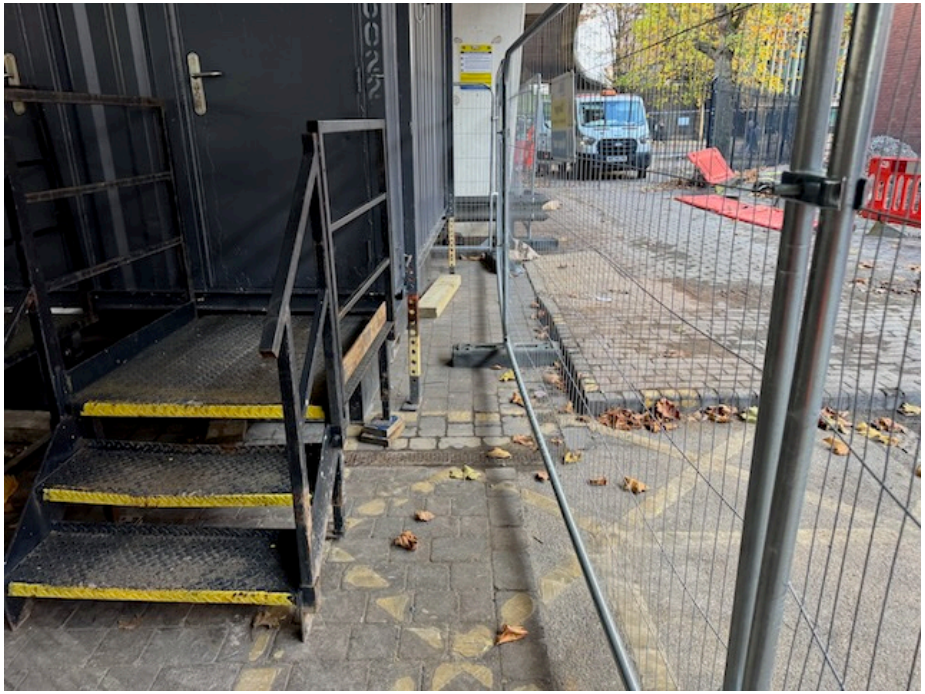


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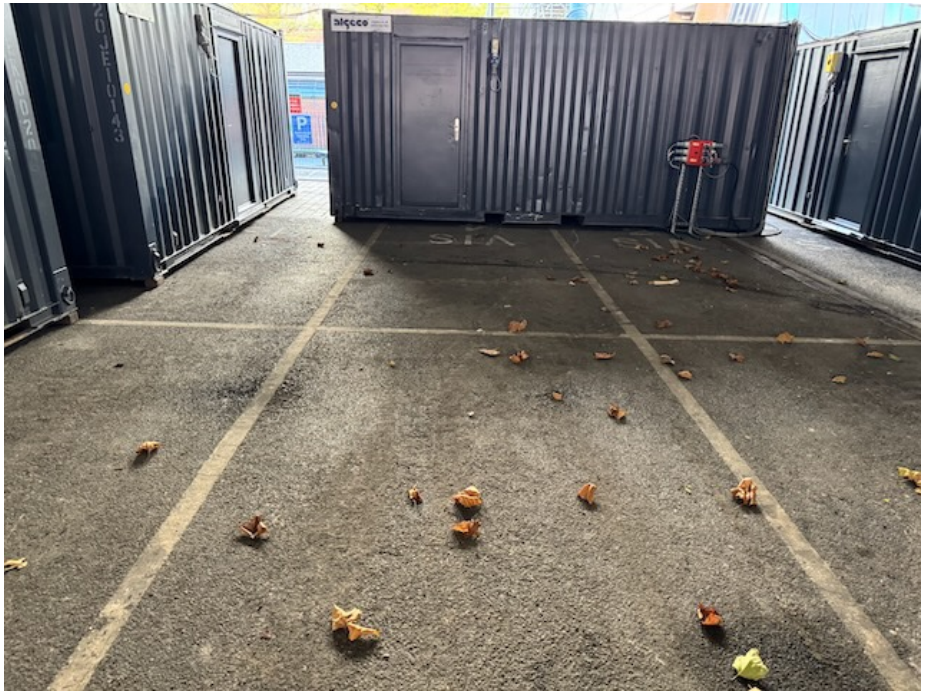
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