NEWTON STREET

HILTON STREET

FARADAY STREET

Beam 3
Damp at bearing
15% DMC

Beam 7
Decayed to 100mm
20% DMC

Beam 9
Decayed to 550mm
14% DMC

Beam 13
Decayed to 900mm
9% DMC

Beam 8
Decayed to 500mm
18% DMC

Beam 10
Decayed to 500mm
20% DMC

Beam 12
Decayed to 250mm
10% DMC

Joist decayed for 500mm

Joist decayed for 100mm

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

RWP

RWP

2 Floorboard

1 Beam

Ceiling

Timber brace

Timber post

Lift

3 Joist

A B C

Not accessed

Concrete

Flat roof

Flat roof

Beam 2
Decayed at 1m
30% DMC

Beam 5
Decayed to 350mm
10% DMC

Beam 8
Damp at bearing
24% DMC

Beam 9
Decayed at bearing
20% DMC

Beam 10
Decayed at bearing
30% DMC

Beam 11
Damp at bearing
16% DMC

Beam 13
Decayed to 300mm
11% DMC

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Hutton + Rostron
A SOCOTEC COMPANY

Marlsbro House, Manchester - Third floor (showing Fourth floor soffit)

TIMBER CONDITION SURVEY

21-29 October 2025

The Manor House, 2 Market Place, Mottram in Longdendale, Greater Manchester SK14 6JD
Tel: 01457 600 790 Email: manchester@handr.co.uk Web: www.handr.co.uk

213-34 Site note 1 -NOT TO SCALE- *All dimensions are approximate* © Copyright Hutton+Rostron 2025

Key:

- RWP — Rainwater downpipe
- A — Floor construction type
- Area subject to water penetration
- Masonry subject to dry rot infection
- Structurally decayed timber
- Damp timber/ at risk of decay
- Fractured/deformed/defective joist
- Decayed/defective floorboards
- %DMC — Deep moisture content of timber
- 1 — Timber species sample
- Possible removed joists
- Bowing of floorboards
- FXX-XX — Photograph location

NEWTON STREET

HILTON STREET

FARADAY STREET

Beam 3
Damp at bearing
13% DMC

Beam 5
Damp at bearing
15% DMC

Beam 7
Damp at bearing
15% DMC

Beam 8
Damp at bearing
17% DMC

Beam 9
Decayed at bearing
12% DMC

Beam 10
Decayed to 900mm
17% DMC

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

RWP RWP

D D

Not accessed

Ceiling Ceiling

4 Beam

5 Millboard

RWP RWP RWP RWP

Flat roof Flat roof

Beam 2
Asbestos - beam not tested at bearing end

Beam 5
Decayed to at least 500mm
8% DMC

Beam 8
Damp at bearing
18% DMC

Beam 9
Damp at bearing
14% DMC

Beam 10
Decayed at bearing
25% DMC

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Hutton + Rostron
A SOCOTEC COMPANY

Marlsbro House, Manchester - Second floor (showing Third floor soffit)

TIMBER CONDITION SURVEY

21-29 October 2025

The Manor House, 2 Market Place, Mottram in Longdendale, Greater Manchester SK14 6JD
Tel: 01457 600 790 Email: manchester@handr.co.uk Web: www.handr.co.uk

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Key:

RWP	Rainwater downpipe	%DMC	Deep moisture content of timber
D	Floor construction type	1	Timber species sample
	Area subject to water penetration	FXX-XX	Photograph location
	Masonry subject to dry rot infection		Existing steel repair/intervention
	Structurally decayed timber		
	Damp timber/ at risk of decay		
	Decayed/defective millboards		

NEWTON STREET

HILTON STREET

FARADAY STREET

Beam 10
Decayed to 250mm
20% DMC

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

RWP RWP

Lift

Lift

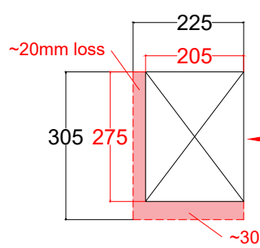
Not accessed

Ceiling

Flat roof

Flat roof

RWP RWP RWP RWP



Beam 3
Surface charring to beam has been mechanically removed for ~4.55m as illustrated
=17.85% cross-section reduction

Beam 10
Asbestos - beam not tested at bearing end

Beam 10
Damp at bearing
12% DMC

Beam 9
Damp at bearing
12% DMC

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Key:

- RWP — Rainwater downpipe
- Floor construction type
- Area subject to water penetration
- Masonry subject to dry rot infection
- Structurally decayed timber
- Damp timber/ at risk of decay
- Fractured/deformed/defective joist
- Decayed/defective millboards
- Superficial area of fire damage
- %DMC — Deep moisture content of timber
- Slight bowing to beams
- FXX-XX — Photograph location

Hutton + Rostron
A SOCOTEC COMPANY

Marlsbro House, Manchester - First floor (showing Second floor soffit)

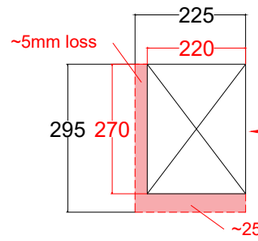
TIMBER CONDITION SURVEY

21-29 October 2025

The Manor House, 2 Market Place, Mottram in Longdendale, Greater Manchester SK14 6JD
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NEWTON STREET



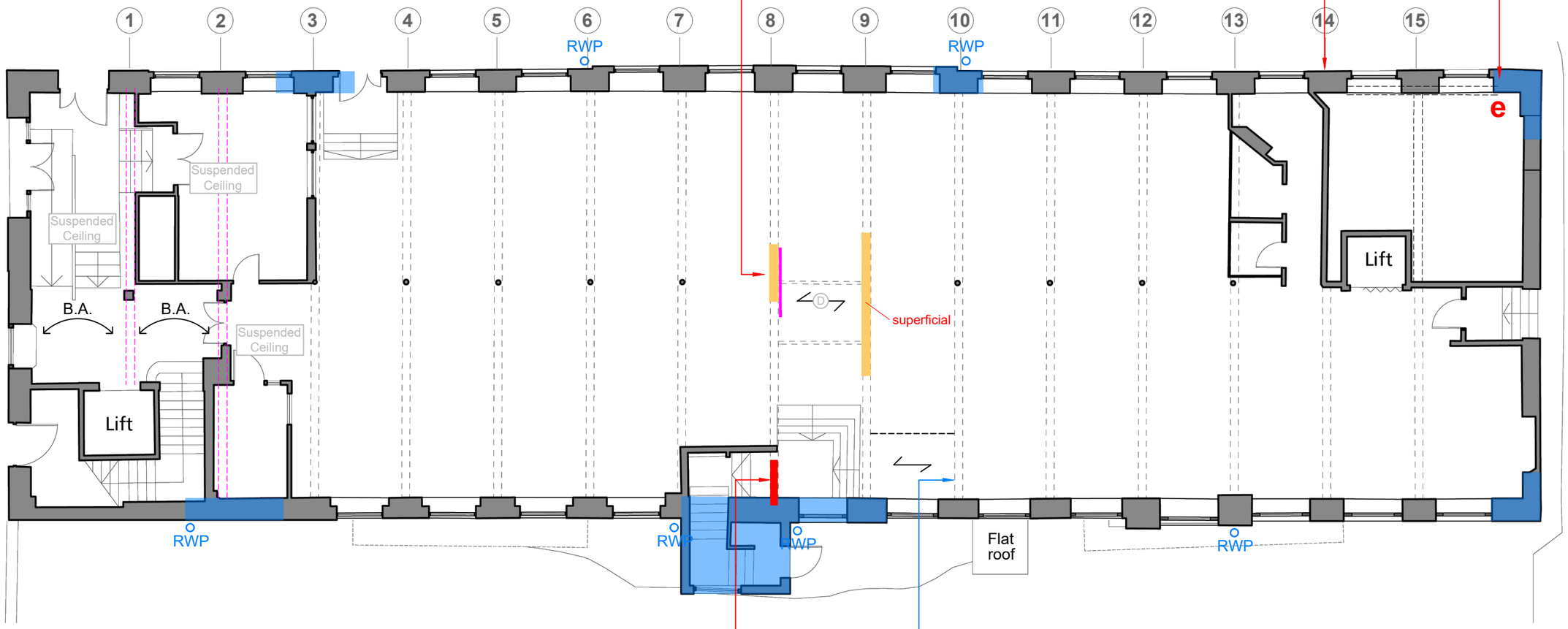
Beam 8
Surface charring for ~1m
=10.51% cross-section reduction

Beam 14
Beam concealed - not tested.

Cracking through 4 no. courses of brick directly beneath bearing end of lintel

HILTON STREET

FARADAY STREET



Beam 10
Decayed to 800mm
19% DMC

Beam 10
Damp at bearing
12% DMC

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Hutton + Rostron
A SOCOTEC COMPANY

Marlsbro House, Manchester - Ground floor (showing First floor soffit)

TIMBER CONDITION SURVEY

21-29 October 2025

The Manor House, 2 Market Place, Mottram in Longdendale, Greater Manchester SK14 6JD
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Key:

RWP	Rainwater downpipe		Superficial area of fire damage
D	Floor construction type	%DMC	Deep moisture content of timber
	Area subject to water penetration	FXX-XX	Photograph location
	Structurally decayed timber		Existing steel repair/intervention
	Damp timber/ at risk of decay	B.A.	Brick arch ceiling
	Fractured/deformed/defective joist	C	Lintel of concrete construction
	Steel beam	e	Structural engineer to comment

NEWTON STREET

HILTON STREET

FARADAY STREET

Beam 5
Damp at bearing
20% DMC

Beam 4
Damp at bearing
22% DMC

Beam 6
Decayed at bearing
16% DMC

Beam 11
Decayed at bearing
30%+ DMC

Beam 13
Decayed at bearing
16% DMC

Beam 12
Decayed at bearing
14% DMC

Beam 14
Beam concealed - not tested.
Timber plate decayed

Timber plate
decayed
30%+ DMC

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

RWP

RWP

Concrete

Lift

Concrete

Lift

Concrete

RWP

RWP

RWP

Flat roof

RWP

Timber plate
decayed

Beam 2
Decayed at bearing
12% DMC

Beam 3
Decayed to 150mm
12% DMC

Beam 4
Decayed at bearing
11% DMC

Beam 5
Decayed to 150mm
13% DMC

Beam 6
Decayed at bearing
14% DMC

Beam 7
Decayed at bearing
9% DMC

Beam 8
Decayed to 400mm
30%+ DMC

Beam 9
Decayed at bearing
23% DMC

Stairs
collapsed
and unsafe

Beam 12
Decayed at bearing
10% DMC

Beam 14
Decayed at bearing
30%+ DMC

Beam 15
Decayed at bearing
11% DMC

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10.11.25

Key:

- RWP — Rainwater downpipe
- Floor construction type
- Area subject to water penetration
- Structurally decayed timber
- Damp timber/ at risk of decay
- Steel beam
- Fractured/deformed/defective joist
- Decayed/defective millboards
- %DMC — Deep moisture content of timber
- Existing steel repair/intervention
- FXX-XX — Photograph location

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Marlsbro House, Manchester - Basement (showing Ground floor soffit)

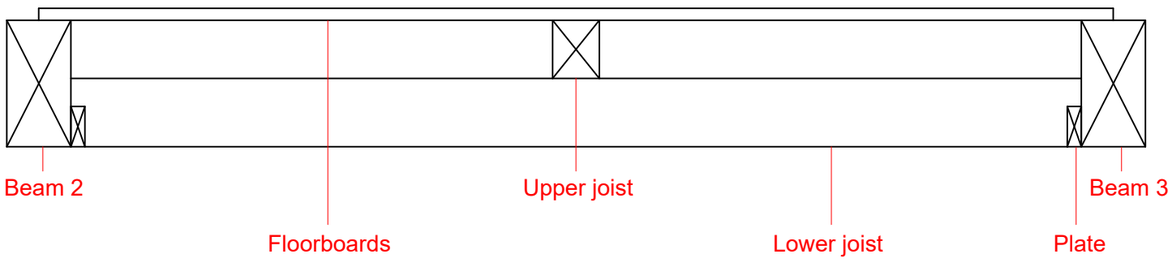
TIMBER CONDITION SURVEY

21-29 October 2025

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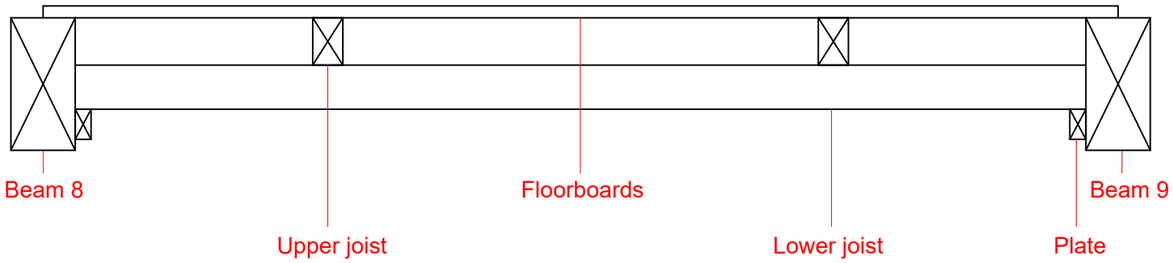
213-34 Site note 1 -NOT TO SCALE- *All dimensions are approximate* © Copyright Hutton+Rostron 2025

Dimensions h x w (mm)	
Beam 2	315 x 155
Beam 3	315 x 160
Upper joist	175 x 75
Lower joist	170 x 70
Floorboards	30 x 195
Plate	100 x 35



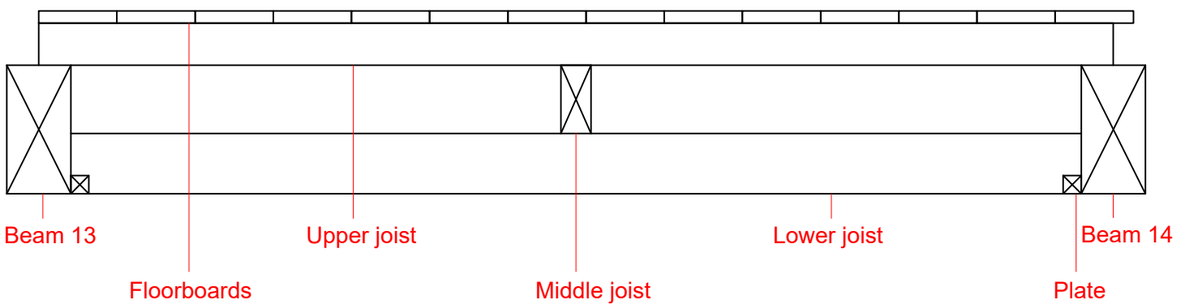
Section A - 4F/Atttic floor West wall to Beam 8

Dimensions h x w (mm)	
Beam 8	335 x 165
Beam 9	330 x 160
Upper joist	110 x 75
Lower joist	110 x 75
Floorboards	30 x 195
Plate	75 x 40

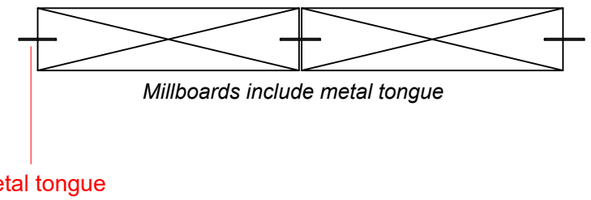


Section B - 4F/Atttic floor Beam 8 to Beam 12

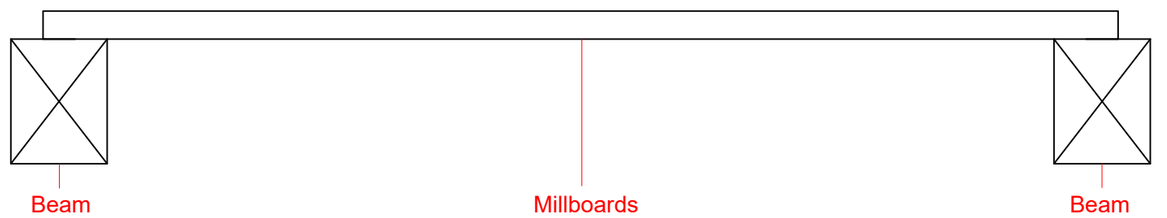
Dimensions h x w (mm)	
Beam 13	325 x 155
Beam 14	315 x 150
Upper joist	105 x 40 @310 - 410 centers
Middle joist	150 x 75
Lower joist	150 x 75
Floorboards	30 x 195
Plate	45 x 45



Section C - 4F/Atttic floor Beam 12 to East wall



Dimensions h x w (mm)	
Beam 1 (3F)	305 x 240
Beam 4 (3F)	315 x 230
Beam 3 (2F)	305 x 225
Beam 7 (2F)	315 x 225
Beam 4 (1F)	300 x 230
Beam 8 (1F)	295 x 225
Beam 4 (GF)	375 x 255
Beam 8 (GF)	380 x 255
Millboard	75 x 295
Steel tongue	2 x 45



Section D - 3F, 2F, 1F and GF

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Marlsbro House, Manchester - Floor construction (Section A-D)

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