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31st July 2024

Our Ref WS/TA/22702/24

Russell WHBO
13 Westpoint Enterprise Park,
Clarence Avenue,
Trafford Park,
Manchester,
M17 1QS

By email only

Dear Sirs

Re: Piccadilly Warehouse Bloom Street Manchester

As requested, we visited the above property June 2024 to carry out a non-intrusive survey of the timbers. We have pleasure in submitting the following report with photographic evidence of our observations with marked up plans: -

1.0 Survey Instructions

The primary objective of this survey was to report on the condition of the timbers and the extent of water ingress into the building including roof timbers, floor timbers and wall plaster.

- Mindel House timber roof.
- Existing beam and floorboard & Timber floor repairs
- Timber lintels.
- Existing timber windows.
- Timber staircases.
- Rot and mould survey (extent required).
- Insect infestation (if applicable).
- Timber heritage features.
- Any other structural/permanent timber items not mentioned above.

2.0 Survey Limitations

We have reported upon problems evident to us at the time of inspection. This survey is a non-destructive inspection. Our report is based on a visual inspection of the building, together with moisture readings taken to plaster and timbers. Our recommendations in this report are therefore limited by the inspection we are able to carry out.

For timber surveys, our inspection is based upon close but not intimate examination of the area specified. Inevitably there will be timbers which could not be inspected fully or at all without opening up. Our recommendations are therefore subject to the qualification that further works may be required once the fabric of the building or a particular element is exposed.

Since our inspection has been limited to the accessible exposed surfaces, we are unable to comment as to the condition of all timbers that may be present. As a general rule all timbers adjacent to damp walls or subject to any other moisture ingress must be considered to be a risk from fungal decay. Included within the report is our bill of Quantities for the recommended remedial works. Allowances have been made for possible timber treatments adjacent to area of damp penetration.

On completion of the soft strip, we could re-inspect and provide updated reports and recommendations.

3.0 Site Directions & Locations

Site plans have been provided, which we have used for sites locations and reference.

The building faces onto four road

- Bloom Street (North West)
- Minshull Street (Northeast)
- Richmond Street (Southeast)
- Chorlton Street /Car Park) (Southwest)

Within the report directions are referred with the front elevation facing onto the Bloom Street

4.0 Piccadilly Warehouse

Piccadilly Warehouse is formed by two building Mindel House, and 11 Bloom Street linked by an atrium. A redevelopment has started on both properties with soft demo works and partial reinstatement works to both building with window repairs and replacement of floors. The works completed to date are at an early stage with evidence of decay and outstanding remedial treatments as detailed within this report.

5.0 Construction

5.1 Roof Construction

Mindel House has a traditional timber pitched roof supported off the main external walls, built around two internal lift shafts. The main structural timbers are interlinked king post trusses spanning from the external brickwork supported off steel columns onto the internal lift shaft walls. The truss support purlins and common rafters to bear the timber laths and slate covering. At the time of inspection, the slates and the timber laths have been removed with the soft strip of the building.

Large hip beams and valley rafters connect the roof slopes from the ridges towards the parapet gutters. Water from the roof is discharged into timber boxed gutters formed with timber base, external brick parapet topped with stone capping and an internal timber pole plate.

The timbers are softwood and appear a mixture of white wood and redwood with likely origin North America for the age of this building.

Roof Timbers	**Size**	**Species**	**Origin**
Truss Tie Beam	120x285mm	Mixed Red/White Wood	N. America
Truss Principal Rafter	120x300mm	Mixed Red/White Wood	N. America
Truss King Post	120x125mm	Mixed Red/White Wood	N. America
Truss Struts	120x125mm	White Wood	N. America
Roof Hips	75x300mm	White Wood	N. America
Valleys Rafters			
Purlins	100x225mm	White Wood	N. America
Common Rafters	50x85mm	White Wood	N. America
Pole Plates/Boxed Gutter beam	70x265mm	Mixed Red/White Wood	N. America

No Inspection of the roof laths and the boxed guttering was made with the majority removed for the soft strip.

11 Bloom Street has a solid flat roof construction. Steel members supported off internal steel columns support a concrete pot flat roof covered with a bitumen asphalt topping with the rainwater discharges via parapet gutters around the perimeter of the roof. Sections of the roof have been removed with approx. 50% remaining. Generally, no comments have been provided on the flat roof with no evidence of timber within the construction.

5.2 Floors & Ceiling

The primary construction of the floors and ceilings to both buildings is steel columns from the basement to the fourth floor supporting large 240x320mm pitch pine flitch beams. Spanning between the beams 230-280mm wide, 70mm thick boarding with steel tongue joints. The boards are supported off the external walls with timber pole plates fixed with new steel stud or timber corbels.

Additional support has been provided to the upper ground floor with 75x175mm joists to the underside of the boarding spanning between the flitch beams.

Evidence of previous repairs were noted. The repairs to 11 Bloom Street appear older in nature associated with possible Dry rot outbreaks with new lintels, new pole plates and new boarding. More recent repairs have been carried out to Mindel House with evidence of decayed boarding stored on each level. The quality of repairs to Mindel was considered poor in comparison to Bloom Street

5.3 Internal Joinery

The majority of the internal joinery has been removed with the soft strip. Skirting boards and window boards/linings are partially present in Mindel. The only internal joinery of note to 11 Bloom Street is window boards and the staircases.

The timber joinery in contact with the damp masonry will absorb moisture with risk of fungi developing as timber moisture content excesses 20%. Comments have been provided on timbers in contact with the damp substrate vulnerable to decay.

6.0 Observations

6.1 Roof Timbers- Mindel House

6.1.1 Roof Trusses

Water ingress from leaking parapet gutters, flat roofs and roof covering has promoted the development of wet rot and Dry rot to the truss ends, poles and pole plates. Previous repairs have been carried out to the truss, with steel plate to several trusses. The truss ends have been countered from Minshull Street above the entrance to Mindel House.

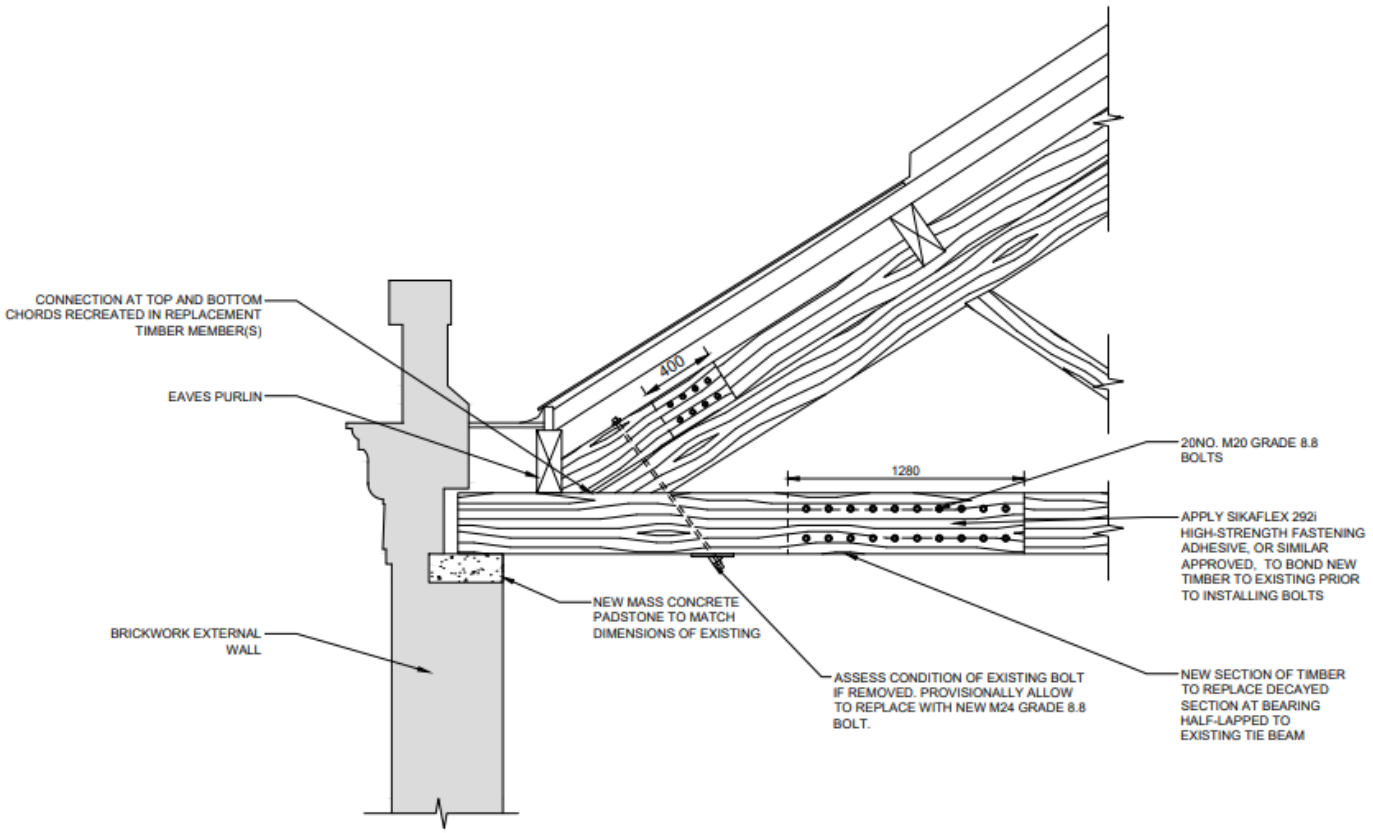
Truss Ref	Observations	Recommendations	Photo
Truss end 1	The accessible sections to the tie beam and Principal rafter appeared free from timber decay	No recommendations for decay	
Truss end 2	The tie beam end has been repaired with steel plates bonding a new section of timber. The plates are bonded with 5no bolts and Robinsons feel this is insufficient. A poor butt repair has been out to the principal repairs. The whole truss end bears onto the timber lintels to the window opening.	Structural engineer to comment on the steel plate and the size/number of bolts. Specifications have been provided to replace the butt repair with a half lap repair. Allow to install concrete lintels to spread the load over the window opening to be specified by Structural engineer	
Truss end 3	Steel plate repair to the tie beam, Principal rafter bearing end free of decay,	Structural engineer to comment on the steel plate and the size/number of bolts	

Truss end 4	The accessible sections to the tie beam and Principal rafter appeared free from timber decay	No recommendations for decay	
Truss end 5	Steel repair with 9no bolts to the tie beam. Softness to the outer surfaces to the principal rafter	Structural engineer to comment on the steel plate and the size/number of bolts. Allow to de-frass any surface decay to the principal rafter and treat with wood treat fungicide gel.	
Truss end 6	Steel repair with 9no bolts to the tie beam. Softness to the outer surfaces to the principal rafter	Structural engineer to comment on the steel plate and the size/number of bolts. Allow to de-frass any surface decay to the principal rafter and treat with wood treat fungicide gel.	
Truss end 7	Tie beam repaired with steel plates with 7no bolts. The principal rafter free from signs of decay	Structural engineer to comment on the steel plate and the size/number of bolts	
Truss end 8	The accessible sections to the tie beam and Principal rafter appeared free from timber decay	No recommendations for decay	
Truss end 9	Steel plates repair to both the Principal rafter and tie beam ends	Structural engineer to comment on the steel plate and the size/number of bolts	

Truss end 10	The accessible sections to the tie beam and Principal rafter appeared free from timber decay	No recommendations for decay	
Truss end 11	Decay to the timber lintel below the truss end. Truss bears directly onto the decayed lintel	Allow for ½ lap timber repairs to the tie beam. Allow to install concrete lintels to spread the load over the window opening to be specified by Structural engineer	
Truss end 12	Steel bracket introduced to support bearing end. Accessible timbers appeared in satisfactory condition.	No recommendations for decay	
Truss end 13	The accessible sections to the tie beam and Principal rafter appeared free from timber decay	No recommendations for decay	
Truss end 14	Dry rot attack to the bearing end of the tie beam entering the front elevation wall.	Allow for ½ lap timber repairs to the tie beam.	
Truss end 15	Steel repair with 9no bolts to the tie beam. Softness to the outer surfaces to the principal rafter	Structural engineer to comment on the steel plate and the size/number of bolts Allow to de-frass any surface decay to the principal rafter and treat with wood treat fungicide gel.	

Truss end 16	Dry rot attack to the pole plate either side of the tie beam	Allow provisionally for a half lap repair to the tie beam.	
Trusses 11 & 15 (bearing onto the internal lift shaft)	Extensive Wet rot attack to the bearing end of the principal rafters and the tie beam ends	Allow for 2no ½ lap reapirs to the principal rafters and 2no ½ lap repairs to the tie beam	

Specifications and costs have been provided for ½ repairs to the tie beams and principal rafters. The decayed timber will be cut to sound timber incorporating a half lap. A new section of timber will bonded and fixed with M20 stainless bolts as shown below. Proofing and structural engineer drawing can be provided with the repairs.



PROPOSED SPLICE REPAIRS AT TRUSS BEARINGS (ELEVATION)

SCALE 1:20

6.1.2 Hip/Valley Beams

Wet rot attack was discovered to the valley beam at the junction of Trusses 11 and 15 and Dry rot to the bearing end of a hip beam to the front elevation adjacent to truss end no 1




The decayed beams will be cut back incorporating a scarf joint with the new timber bolted with 3no M20 stainless steel bolts

6.1.3 Purlins

The bearing end of the purlin opposite Truss 9 is affected by wet rot. Robinsons propose to renew the purlin fully with C24 treated timber.

6.1.4 Box Gutter Beam

Leaks from the boxed parapet guttering has resulted in decay to the plates to the front and right-hand elevation. Sections of the gutter beam have been replaced; however decay was noted to several locations as marked up in the roof plan.




Bloom Street Elevation

The pole plate around the central lift shaft has similar decay from leaking lead gutters with further decay to the roof rafters



Allowances have been made for renewal/repairs. The removal of the central lift shaft will change the configuration of the roof and modification drawing would be required.

6.1.5 Mail Roof

Between Bloom Street and Minshull House a small roof above the former Mail room shaft is constructed from two hips spanning from the wall head to the first purlin with valleys with rafters spanning to the wall plates. Wet rot attack was discovered to the wall plate in contact with the external wall and 4no rafters. Repairs should be carried out with allowances for replacement of the valley boards.





6.2 Floor Beams

6.2.1 Mindel House

The floor beams span from the front elevation to the rear elevation. Previous works have been carried out, filling shrinkage cracks with flexible filler and later receiving a coat of white paint. This may cover natural defects or large splits which will affect the loading strength of the timber.

Most of the beams appeared satisfactory however, the bearing ends embedded in the brickwork have been subject to long term dampness from the leaking rainwater pipes. Signs of softness and possible decay were noted to the following locations (NB Beam numbers are counted from Minshull Street)

4th Floor – Beams ends 1, 2 and 3 bears into brickwork affected by heavy wet rot and Dry rot. Probed with a screwdriver softness was noted to the timber surfaces within the brickwork. Recent re-plastering has fully covered the Robinsons recommend provisional allowances are made to repair the beam ends with half lap repairs



Beam 1 with decayed lintel adjacent to the bearing end



Beam end 3 – Damp plaster to stud wall and softness to boards bearing onto the beam

Beam No 3 between columns 2 and 3 opposite the central lift has a section notched out over 50% of the beam. Allowance should be made to splice a new section of wood bolted to the original beam



3rd Floor Beams 1 to 3 entering the front elevation have suffered similarly with former water ingress to the brickwork. Decayed floorboards were observed above beam end 1 as shown below



Upper Ground Floor: 75x225mm joists span between the flitch beams to provided additional support to the floorboards. Wet rot attack was discovered below the trimmer beams supporting the steps to the front entrance



6.2.2 11 Bloom Street

The flitch beams span from parallel with the front elevation. The beams cracks have been filled and received a coat of white paint. Previous repairs have been carried out to the ground floor beams and sections of flooring removed for the soft strip. Wet rot attack was noted to Beam end no 2 (counting from the front elevation) entering the left-hand elevation wall. Robinsons recommend the beam is cut back to sound timber incorporating a half lap and a new section is bolted onto the original beam,

Repairs were noted to the adjacent beam (no3) fully renewed from the external wall to the first column, The decayed beam was observed on the basement oversite floor.

Above the entrance on the upper ground floor, floor joists have been renewed to the first floor. Decay is still present to the trimmer beams entering the left-hand wall



Beam no 2 entering the left hand wall affected by wet rot



Decayed trimmer beams observed from the left hand entrance to the first floor

Further wet rot attack was discovered to the trimmer joists below the right-hand entrance door steps. The soffit should be fully removed to allow repairs to the floor beams



6.3 Floorboards

The original floorboards show signs of wear and tear from the building use a warehouse with eroded boards opposite the lift shafts, uneven and signs of lifted boards from exposure to heavy loading. The damp penetration has resulted in several areas of decayed boards to the following locations:-

Mindel House:	4th Floor opposite the central lift shaft
	4th Floor Boarding above beams 1 to 3
	3rd Floor Opposite the front elevation above flitch beams 1 and 2
11 Bloom Street	2nd Floor above the remove stairs to the rear wall

Allowances have been made to replace 40sq metre of boarding for the above areas to both buildings.

6.4 Floor Repairs

Extensive floor repairs have been carried out in the past. In 11 Bloom Street large areas of new boarding was noted along the front and rear elevation along with replacement of the window lintels. More recently flooring replacement has been carried out to Mindel House to a poorer quality. Large gaps are present between the new and old boarding with uneven and sloping floors.



30mm step between new and original board to ground floor to Mindel House

The repairs to Mindel House appear to be former Dry rot attack to the floorboard in contact with the external walls. Piles of old boarding is present on each floor with signs of decay.



The floors should be cleared of all debris to assess a system for the levelling the floors to both buildings

6.5 Walls



Evidence of former timbers affected by Dry rot are present on each floor to Mindel House. From inspection of the walls there appears to be no signs of Dry rot treatment of the walls. Walls have been plastered to the front elevation around the leaking rainwater pipes, however the visible brickwork to the right-hand elevation has visible fungal growth to the walls and old decayed timber fixing plugs. We suspect no treatments have been carried out.

Allowances should be made to treat the walls for Dry rot to the front and right-hand elevation. This will require removal of plaster to treat the brickwork with a fungicide spray.

During our inspection, black mould was observed to the wallpapered and plaster walls, especially around the staircases to both buildings. The mould is result of the damp penetration and the poor ventilation of the building during non-occupation.

At present this is not a serious issue and can be simply cleaned with a mouldicide wash for wall plaster to remain in-situ



6.6 Basement Walls

The walls below ground level are subject to ground water with penetration damp. This was noted to both buildings. Allowances should be made to full tank the basement walls and floors incorporating drainage to provide dry conditions





6.7 Staircases

6.7.1 Mindel House

The hardwood timber stairs provide access from the upper ground floor to the fourth floor. Full inspection was restricted with a plaster soffit to the underside and ply lined treads and handrail. From our inspection the following items require attention.

The trimmer beams to the half landing between floors 4 to 3 and 3 to 2 is affected by decay to the ends in contact with the damp masonry. Robinsons recommend the full lath and plaster soffit is removed to expose the timber members to the stairs. Allowances have been made to replace two trimmer beams. The treads slope towards the inner handrail and additional strengthening works maybe required.



During our inspection of the stairs, decorative and missing moulds were noted from the first fourth floor to the ground floor

3rd to 2nd	10no Missing front nose moulds to treads
2nd to 1st	10 no Missing Nose mould to treads
1st to ground floor	10 no Missing side and nose to stairs treads
	Missing decorative mould to stairs string




6.7.2 11 Bloom Street

Access to the upper floors is provide by two stairs. Stairs 1 to the rear right-hand corner of the building and stairs 2, a decorative circular stairs accessed via the main front entrance allow up to the fourth floor.

Stairs 1

These stairs appeared to originally provide access to the basement to the fourth floor. With the soft strip the lower two levels of stairs have been removed. Inspection was carried out from the first floor up to the fourth floor. The stairs consisted of hardwood treads, risers and stairs string with a painted handrail and square edge spindles.

The timbers appeared free of timber decay, steel L shaped brackets have been installed to the underside of the treads and risers to strengthen the joint




The lower landing to each stairs lacks a handrail from the rear wall to the first step. Allowances should be made to install three sections of balustrade with 50x75mm handrail, 30x30 square spindles and 50x75mm handrail

Stairs 2

The winding circular hardwood stairs appears to be the main access to the upper floors. Inspection was partially restricted with boarded walls on the fourth and first floor preventing access. Inspection was carried out from the perimeter and the exposed undersection of the upper ground floor with lath and plaster soffit remove.

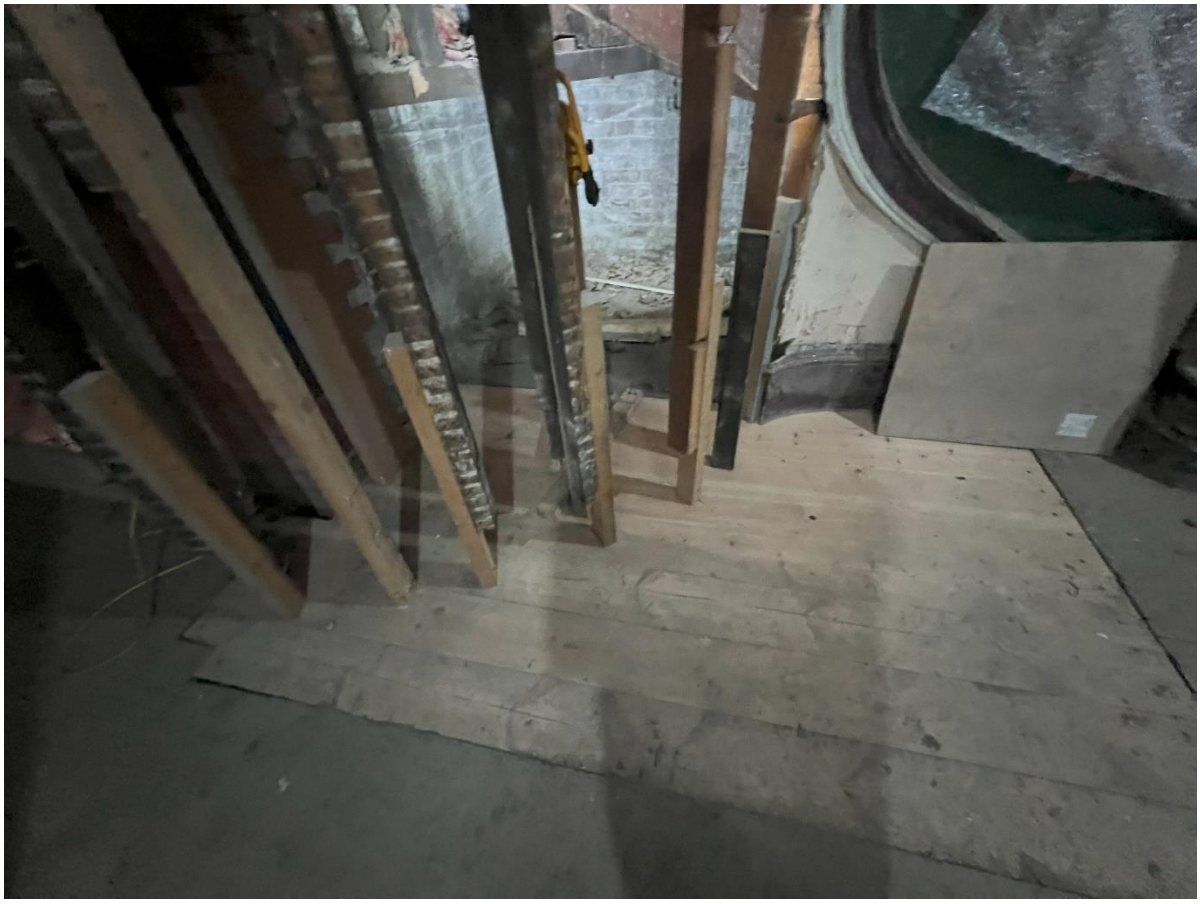
The accessible timber generally appeared free from timber decay, signs of fire damage was noted to the circular half landing between the first and section floor with charred boarding. We suspect this maybe the reason for closure of the stairs.

The supporting walls to the bottom of the stairs have been cut back to allow for floor repairs. Poor standard lap repairs of the 50x75mm timber uprights have been carried out.

Inspecting the stairs string two section of opening joints was noted at the landings to the first floor and second floor. Robinsons recommend the removal of the lath and plaster to inspect the connection between the timber members, allowing for possible reinforcement.



Fire damage to the circular landing between first and second floor.



Poor repairs to stud wall at base of stairs 2



Gaps between the treads infill timbers

6.8 Lintels

Inspection was carried out to the lintel available for inspection. A mixture of lath and plaster and timber lining restricted a full inspection of the lintel. The most common original lintels are softwood timber with an 75x100mm outer lintel above the window head. The inner reveal to the opening is supported by a 75x100mm lintel and a second large beam 75x225mm.

Over the years replacement of the lintels have been made with a combination of steel, concrete and timber. Penetrating damp has resulted in decay to the following locations

6.8.1 Mindel House

Fourth Floor : This level exhibited the largest number of decayed lintels. Decay was noted to window openings 400.03 to 400.08, 400.15,400.24.



Window Opening 400.05



Window Opening 400.24



Window Opening 400.29



Window Opening 400.30

Third Floor: Inspection was restricted with newly plastered walls and timber reveals. From the external inspection Old Dry rot attack was observed to Lintels 300.05,300.06 and 300.08



Window Opening 300.05



Window Opening 300.07

Window opening 300.29 to Chorlton Street elevation have been partially replaced, the larger inner lintel has been replaced in concrete, however the small inner lintel is still present. The evidence of past repairs and Dry rot to this elevation, Robinsons would recommend replacement of the timber.



Second Floor: New plaster and timber reveals restricted a full inspection. The Dry rot to window opening 200.24 and the partially replacement of the lintel to opening 200.29, requires renewal in concrete.




First Floor. Generally skirting board to the second floor and timber lining to the window reveals restricted inspection. Missing skirting boards to the second to front elevation allowed inspection of the lintels above window openings 100.04 and 100.05 with signs of decay noted to the internal face of the lintel.


Window Opening 100.04


Window Opening 100.05

New plaster to this location, indicates these lintels would have been covered over. Allowances should be made for additional lintel replacement, for decayed timber exposed with the window repairs. Lintels to window openings 100.29 and 100.30 should be investigated.

Upper & Lower Ground Floor : Timber lining, external boarding covered most of the lintels. Investigations to the lintels adjacent to former leaking rainwater pipes which will be vulnerable to fungi infestation.

6.8.2 11 Bloom Street Lintels

Fourth Floor: All the lintels are cast concrete

Third Floor : The lintels appeared free from timber decay. With evidence of past replacement with ends wrapped in DPC. Fire damage was noted to Window opening 300.10

Second Floor: Replacement of the lintels have been carried out to areas of floor replacement. Fire damage was noted to top edge of lintel to window opening 200.10 and brickwork above was partially collapsed above the opening to window 200.23

First Floor: The majority of lintels appeared satisfactory, with the exception of the timber lintel to Window opening 100.10 affected by wet rot.

Upper Ground Floor: Timber lining, external boarding covered most of the lintels

Lower Ground Floor: The lintels to the lower ground are solid concrete.

6.9 Windows

The majority of the windows are sliding sash windows with a bottom opening. The sills are hardwood and the frame and boxing softwood. The windows to the south west elevation have Georgian glazing bars.
Extensive repairs and refurbishment has been carried out to the 11 Bloom Street with full new windows and partial repairs. Comments and observations have been made on the accessible sections of framing, boxing and sills in respect of decay and insecticide infestations. Boarded and bricked up windows require investigation, internal linings to the reveals and plywood over scaffold poles restricted access.

No comments have been made on the general condition for the full works require for each window to provide modern living standards and regulations.

Mindel House Windows

Fourth Floor Mindel House Southwest Elevation			
Window Ref	Observations	Recommendations	Photo
SW400.01	Internally frame free of decay, softness noted to the external window sill	With refurbishment of window inspect sill and replace/repair as necessary	
SW400.02	Internally frame free of decay, softness noted to the external window sill	With refurbishment of window inspect sill and replace/repair as necessary	

SW400.03	Wet rot attack to the windowsill	Allow to renew sill with refurbishment of window	
SW400.04	Wet rot attack to the windowsill	Allow to renew sill with refurbishment of window	
SW400.05	Dry rot attack to the surrounding brickwork	Allow to renew sill with refurbishment of window , inspect the remaining boxed frame and allow provisions for renewal	
SW400.06	Decay observed internally and externally to frame and sill	Allow for full renewal of the window, retain the opening sashes;' inspect and retain sound sections	
SW400.07	Signs of minor wet rot to the internal face of boxing	Minior repairs with refurbishment to boxed section	
Fourth Floor Mindel House Northeast Elevation			
Window Ref	Observations	Recommendations	Photo
NE400.08	Window Missing	Allow for full new window to match existing	

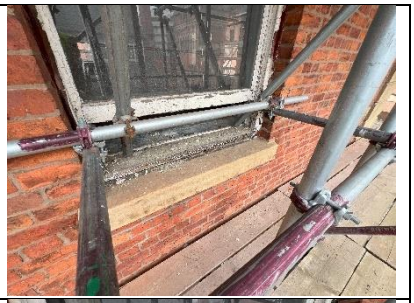
NE400.09	Pockets of wet rot to the windowsill	With refurbishment of window inspect sill and replace/repair as necessary	
NE400.10	Accessible section appears in satisfactory condition	No recommendations	
NE400.11	Accessible section appears in satisfactory condition	No recommendations	
NE400.12	Signs of minor wet rot to the internal face of boxing	Minior repairs with refurbishment to boxed section	
NE400.13	Accessible section appears in satisfactory condition	No recommendations	
SW400.14	Accessible section appears in satisfactory condition, however the quality of previous maintenance is poor	No recommendations for decay	
NE400.15	Missing opening sash.	No decay recommendations, replace missing sash	
Fourth Floor Mindel House Southeast Elevation			
Window Ref	Observations	Recommendations	Photo
Se400.16	Bricked up window opening	No recommendations	
SW400.17	Missing window	Allow for full new window to match existing	

SE400.18	Missing window	Allow for full new window to match existing	
SE400.19	Wet rot attack to the windowsill	Allow to renew sill with refurbishment of window	
SE400.20	Decay to the left-hand corner of frame and to the window sill.	Renew sill and allow for repairs to boxing and frame to bottom sections	
SE400.21	Missing window	Allow for full new window to match existing	
SE400.22	Wet rot attack to the windowsill	Renew sill and allow for repairs to boxing and frame to bottom sections	
Fourth Floor Mindel House South West Elevation			
Window Ref	Observations	Recommendations	Photo

SW400.24	Remove boarding to allow inspection of window	Allow provisionally to renew the window frame to match original style	
SW400.25	Remove brickwork to allow inspection of window	Allow provisionally to renew the window frame to match original style	
SW400.26	Bricked up with little of window internally	Allow for full new window to match existing	
SW400.28	Missing Window	Allow for full new window to match existing	
SW400.29	Missing Window	Allow for full new window to match existing	
SW400.30	The original window has been replaced with a modern top opening light window, Decay was noted to the window sill.	Allow for full new window to match existing	

Third Floor Mindel House Northwest Elevation			
Window Ref	Observations	Recommendations	Photo
NW300.01	Wet rot attack to the window sill	Allow to renew sill with refurbishment of window	
NW300.02	Minor Wet rot attack to the window sill	Allow to renew sill with refurbishment of window	
NW300.03	Minor Wet rot attack to the window sill	Allow to renew sill with refurbishment of window	
NW300.04	Signs of Dry rot to the brickwork internally, decay to the sill externally.	Allow for full renewal of the window, retain the opening sahses inspect and retain sound sections	
NW300.05	Dry rot to the internal window linings and decay to the sill externally	Allow to renew sill with refurbishment of window , inspect the remaining boxed frame and allow provisions for renewal	
NW300.06	Decay observed internally and externally to frame and sill	Allow for full renewal of the window, retain the opening sahses inspect and retain sound sections	

NW300.07	Signs of minor wet rot to the internal face of boxing and softness to sill	Minior repairs with refurbishment to boxed section	
Third Floor Mindel House Northeast Elevation			
Window Ref	Observations	Recommendations	Photo
NE300.08	Accessible section appears in satisfactory condition	No recommendations for decay	
NE300.09	Soft sections to window sill with Pockets of wet rot to the windowsill	With refurbishment of window inspect sill and replace/repair as necessary	
NE300.10	Soft sections to window sill with Pockets of wet rot to the windowsill	With refurbishment of window inspect sill and replace/repair as necessary	
NE300.11	Soft sections to window sill with Pockets of wet rot to the windowsill	With refurbishment of window inspect sill and replace/repair as necessary	
NE300.12	Soft sections to window sill with Pockets of wet rot to the windowsill	With refurbishment of window inspect sill and replace/repair as necessary	
NE300.13	Wet rot attack to the window sill	Renew the sill to match existing	
NE300.14	Soft sections to window sill with Pockets of wet rot to the windowsill	With refurbishment of window inspect sill and replace/repair as necessary	
NE300.15	Decay to the windowsill	Renew the sill with refurbishment of window	
Third Floor Mindel House Southeast Elevation			
Window Ref	Observations	Recommendations	Photo
SE300.16	Bricked up window opening	No recommendations	

SE300.17	Wet rot attack to the window sill with possible decay to the bottom section of frame and boxing.	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
SE300.18	Wet rot attack to the window sill with possible decay to the bottom section of frame and boxing.	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
SE300.19	Wet rot attack to the window sill with possible decay to the bottom section of frame and boxing.	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
SE300.20	Decay to sill and the side of the window	Retain sashes and allow to fully renew the window	
SE300.21	Wet rot attack to base of frame	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
SE300.22	Wet rot attack to base of frame	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	

Third Floor Mindel House South West Elevation			
Window Ref	Observations	Recommendations	Photo
SW300.24	Bricked up window opening	No recommendations	
SW300.25	Boarded externally and encased partially by brickwork internally.	Remove boarding and carry out inspection externally to assess window	
SW300.26	Extensive decay to frame and openings.	Allow to fully renew window to match existing sytle	
SW300.28	Decay to frame and sill	Allow to fully renew window to match existing sytle	
SW300.29	Extensive decay to frame and openings.	Allow for full new window to match existing	
SW300.30	Wet rot to sill and frame to lower section.	Remove, assess and retain sound sashes renewing decayed sections. Renew frame and with new sill to match existing style	
Second Floor Mindel House Northwest Elevation			
Window Ref	Observations	Recommendations	Photo
NW200.01	Wet rot attack to the window sill	Allow to renew sill with refurbishment of window	

NW200.02	Softness and pockets of wet rot attack to sill	Allow to renew sill with refurbishment of window	
NW200.03	Softness to the sill noted externally	Check sill with refurbishment of window	
NW200.04	Former saturated brickwork around head of window with pocket of decay to sill	Allow to renew sill with refurbishment of window	
NW200.05	Softness sections to the window sill	Check sill with refurbishment of window	
NW200.06	Wet rot attack to the windowsill	Allow to renew sill with refurbishment of window	
NW200.07	Softness and pockets of wet rot attack to sill	Allow to renew sill with refurbishment of window	

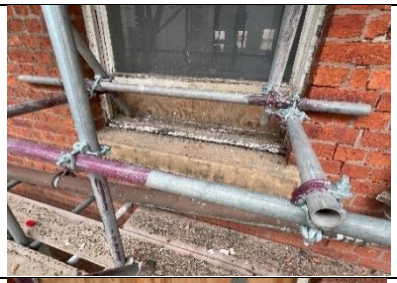
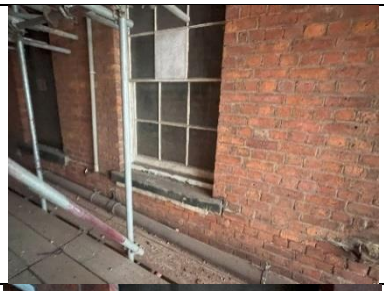
Second Floor Mindel House Northeast Elevation			
Window Ref	Observations	Recommendations	Photo
NE200.08	Softness and pockets of wet rot attack to sill	Allow to renew sill with refurbishment of window	
NE200.09	Soft sections to window sill with Pockets of wet rot to the windowsill	With refurbishment of window inspect sill and replace/repair as necessary	
NE200.10	Soft sections to window sill	With refurbishment of window inspect sill and replace/repair as necessary	
NE200.11	Wet rot attack to base of the sill	With refurbishment of window inspect sill and replace/repair as necessary	
NE200.12	Soft sections to window sill with Pockets of wet rot to the windowsill	With refurbishment of window inspect sill and replace/repair as necessary	
NE200.13	Wet rot attack to the window sill	Renew the sill to match existing	

NE200.14	Wet rot attack to the sill section of the frame	With refurbishment of window inspect sill and replace/repair as necessary	
NE200.15	Decay to the windowsill	Renew the sill with refurbishment of window	
Second Floor Mindel House Southeast Elevation			
Window Ref	Observations	Recommendations	Photo
SE200.16	Bricked up window opening	No recommendations	
SE200.17	Wet rot attack to the window sill with possible decay to the bottom section of frame and boxing.	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
SE200.18	Wet rot attack to the sill section of the frame	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
SE200.19	Wet rot attack to the windowsill with possible decay to the bottom section of frame and boxing.	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
SE200.20	Extensive decay to window frame and sill	Retain sashes and allow to fully renew the window	

SE200.21	Wet rot attack to base of frame	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
SE200.22	Wet rot attack to base of frame with further attack possible to base of frame and boxing	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
Second Floor Mindel House South West Elevation			
Window Ref	Observations	Recommendations	Photo
SW200.23	Bricked up window opening	No recommendations	
SW200.24	Boarded externally and encased partially by brickwork internally. Dry rot observed to the lining and the frames inspected via the internal stairs	Remove brickwork internally and allow for full renewal of the frame retaining and refurbishing existing opening lights	
SW200.25	Extensive decay to frame and openings.	Allow to fully renew window to match existing sytle	
SW200.26	Missing window frame	Allow to fully renew window to match existing sytle	
SW200.28	Extensive decay to frame and openings.	Allow for full new window to match existing	

SW200.29	Softness observed to window sill	With refurbishment of window inspect sill and replace/repair as necessary	
SW200.30	Wet rot to sill	Remove, assess and retain sound sashes renewing decayed sections. Renew thev sill to match existing style	
First Floor Mindel House Northwest Elevation			
Window Ref	Observations	Recommendations	Photo
NW100.01	Softness and pockets of wet rot to sill	Allow to renew sill with refurbishment of window	
NW100.02	Softness and pockets of wet rot attack to sill	Allow to renew sill with refurbishment of window	
NW100.03	Window appeared free from serious blemishes of decay	No recommendations for repairs for decay	
NW100.04	Former dampness to the internal linings and softness to sill	Check sill with refurbishment of window	
NW100.05	Former dampness to the internal linings and softness to sill	Check sill with refurbishment of window	
NW100.06	Wet rot attack to the windowsill and possible decay to bottom edges of frame	Allow to renew sill with refurbishment of window and check window frame repairing as required	

NW100.07	Window appeared free from serious blemishes of decay	No recommendations for repairs for decay	
First Floor Mindel House Northeast Elevation			
Window Ref	Observations	Recommendations	Photo
NE100.08	Softness to windowsill	Check the sill with refurbishment of window	
NE100.09 to NE100.13	Window appeared free from serious blemishes of decay	No recommendations for repairs for decay	
NE100.14	Wet rot attack to the sill	With refurbishment of window inspect sill and replace/repair as necessary	
NE100.15	Window appeared free from serious blemishes of decay	No recommendations for repairs for decay	
First Floor Mindel House Southeast Elevation			
Window Ref	Observations	Recommendations	Photo
SE100.16	Bricked up window opening	No recommendations	
SE100.17	Softness and pockets of wet rot attack to sill	Allow to renew sill with refurbishment of window	
SE100.18	Wet rot attack to the sill	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
SE100.19	Wet rot attack to the windowsill with possible decay to the bottom section of frame and boxing.	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	

SE100.20	Wet rot attack to the windowsill with possible decay to the bottom section of frame and boxing.	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
SE100.21	Wet rot attack to the sill	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
SE100.22	Wet rot attack to the sill	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
First Floor Mindel House South West Elevation			
Window Ref	Observations	Recommendations	Photo
SW100.23	Bricked up window opening	No recommendations	
SW100.24	Encased partially by brickwork internally. Wet rot attack to the window sill	Remove brickwork internally and allow for full renewal of the sill retaining and refurbishing existing opening lights	
SW100.25	Internal linings and boarding externally restricted full access,	Remove the boarding to allow full inspection of the window. Provisionally allow for repairs after investigations	
SW100.26	Extensive decay to frame and openings.	Allow to fully renew window to match existing sytle	

SW100.28	Wet rot attack to sill	Renew the sill and check the frame repairimg as required	
SW100.29	Wet rot attack to sill	Renew the sill and check the frame repairing as required	
SW100.30	Wet rot to sill	Remove, assess and retain sound sashes renewing decayed sections. Renew thev sill to match existing style	
Upper Ground Floor Mindel House Northwest Elevation			
Window Ref	Observations	Recommendations	Photo
NW UG00.01	Window appeared free from serious blemishes of decay	No recommendations for repairs for decay	
NWUG00.02	Window appeared free from serious blemishes of decay	No recommendations for repairs for decay	
NWUG00.03	Window appeared free from serious blemishes of decay	No recommendations for repairs for decay	
NWUG00.04	Former dampness to the internal linings and softness to sill	Check sill with refurbishment of window	
NWUG00.05	Former dampness to the internal linings and softness to sill	Check sill with refurbishment of window	
NWUG00.06	Window appeared free from serious blemishes of decay	No recommendations for repairs for decay	
Upper Ground Floor Mindel House Northeast Elevation			
Window Ref	Observations	Recommendations	Photo
NEUG00.07 to NEUG00.14	Window appeared free from serious blemishes of decay	No recommendations for repairs for decay	
Upper Ground Floor Mindel House Southeast Elevation			
Window Ref	Observations	Recommendations	Photo
SEUG00.16 to SEUG 00.17	Window appeared free from serious blemishes of decay	No recommendations for repairs for decay	
Upper Ground Floor Mindel House South West Elevation			
Window Ref	Observations	Recommendations	Photo

SWUG00.23	Missing Window	Install new window to match existing style	
SWUG00.24	Missing Window	Install new window to match existing style	
SWUG00.25	Missing Window	Install new window to match existing style	

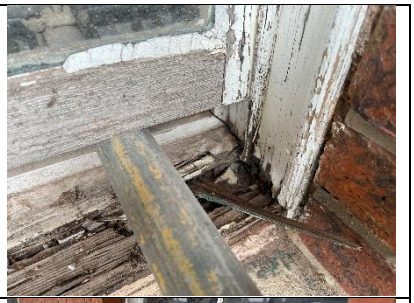
Upper Ground Floor Mindel House All elevations			
Window Ref	Observations	Recommendations	Photo
LG00.01 to LG00.23	All windows have been removed in previous phase of works	Install new window to match existing style	

11 Bloom Street Windows

Fourth Floor 11 Bloom Street Northwest Elevation			
Window Ref	Observations	Recommendations	Photo
NW400.01	Window appeared free from serious blemishes of decay	No recommendations for repairs for decay	
NW400.02	Small pockets of wet rot to sill	Allow to renew sill with refurbishment of window	

NW400.03	Wet rot attack to the window sill, possible decay to lower section of frame and boxing	Allow to renew sill with refurbishment of window , checking and repairs as required the lower section to frame and sash boxing	
NW400.04	Pockets of wet rot to sill	Allow to renew sill with refurbishment of window	
NW400.05	Wet rot attack to the window sill, possible decay to lower section of frame and boxing	Allow to renew sill with refurbishment of window , checking and repairs as required the lower section to frame and sash boxing	
NW400.06 to NW400.08	Window appeared free from serious blemishes of decay	No recommendations for repairs for decay	
Fourth Floor 11 Bloom Street Northeast Elevation			
Window Ref	Observations	Recommendations	Photo
NE400.09	Wet rot attack to the window sill, possible decay to lower section of frame and boxing	Allow to renew sill with refurbishment of window , checking and repairs as required the lower section to frame and sash boxing	
NE400.10	Wet rot attack to the window sill, possible decay to lower section of frame and boxing	Allow to renew sill with refurbishment of window , checking and repairs as required the lower section to frame and sash boxing	
NE400.11	Window appeared free from serious blemishes of decay	No recommendations for repairs for decay	
NE400.12	Window appeared free from serious blemishes of decay	No recommendations for repairs for decay	

NE400.13	Missing Window	Install new window to match existing style	
NE400.14	Soft sections to window sill with Pockets of wet rot to the windowsill	With refurbishment of window inspect sill and replace/repair as necessary	
NE400.15	Wet rot attack to the window sill, possible decay to lower section of frame and boxing	Allow to renew sill with refurbishment of window , checking and repairs as required the lower section to frame and sash boxing	
SE400.16	Wet rot attack to the window sill	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
SE400.17	Wet rot attack to the window sill	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
Fourth Floor 11 Bloom Street Southeast Elevation			
Window Ref	Observations	Recommendations	Photo
SE400.18	Wet rot attack to the window sill with possible decay to the bottom section of frame and boxing.	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	

SE400.19	Wet rot attack to the window sill with possible decay to the bottom section of frame and boxing.	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
SE400.20	Decay to sill and the side of the window	Retain sashes and allow to fully renew the window	
SE400.21	Wet rot attack to base of frame	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
SE400.22	Wet rot attack to base of frame	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
SW400.24	Wet rot attack to base of frame	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
SW400.25	Wet rot attack to base of frame	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
SW300.26	Wet rot attack to base of frame	Renew the sill with refurbishment of window, inspect exposed frame and	

		boxing and repair as necessary	
Third Floor 11 Bloom Street North West Elevation			
Window Ref	Observations	Recommendations	Photo
NW300.01 & 300.02	Window appeared free from serious blemishes of decay	No recommendations for repairs for decay	
NW300.03	Window has been fully refurbed signs of softness and decay to base of window sill	Allow for repairs to the window sill	
NW300.04 to 300.08	Windows fully refurbed in previous phase of works free from timber decay	No recommendations	
Third Floor 11 Bloom Street North East Elevation			
NE300.09 & 300.12 and NE300.14	Windows fully refurbed in previous phase of works free from timber decay	No recommendations	
NE300.13	Missing window	Renew to match existing style	
Third Floor 11 Bloom Street South East Elevation			
SE300.15 to SE300.22	Windows fully refurbed in previous phase of works free from timber decay	No recommendations	
SE300.23	Wet rot attack to base of frame	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
Second Floor 11 Bloom Street Northwest Elevation			
Window Ref	Observations	Recommendations	Photo
NW200.01 to NE200.03	Windows fully refurbed in previous phase of works free from timber decay	No recommendations	
NW200.04	Softness and pockets of wet rot attack to sill	Allow to renew sill with refurbishment of window	

NW200.05 to NE200.09	Windows fully refurbed in previous phase of works free from timber decay	No recommendations	
Second Floor 11 Bloom Street Northeast Elevation			
Window Ref	Observations	Recommendations	Photo
NE200.10	Soft sections to window sill with Pockets of wet rot to the windowsill	With refurbishment of window inspect sill and replace/repair as necessary	
NE200.11	Wet rot attack to base of the sill	With refurbishment of window inspect sill and replace/repair as necessary	
NE200.12	Soft sections to window sill with Pockets of wet rot to the windowsill	With refurbishment of window inspect sill and replace/repair as necessary	
NE200.13	Missing window	Renew window to match existing sytle	
NE200.14 & NE200.15	Windows fully refurbed in previous phase of works free from timber decay	No recommendations	
Second Floor 11 Bloom Street Southeast Elevation			
Window Ref	Observations	Recommendations	Photo
SE200.16 to SE200.22	Windows fully refurbed in previous phase of works free from timber decay	No recommendations	

SE200.23	Wet rot attack to the window sill with possible decay to the bottom section of frame and boxing.	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
First Floor 11 Bloom Street Northwest Elevation			
Window Ref	Observations	Recommendations	Photo
NW100.01 To NW 100.06	Windows fully refurbed in previous phase of works free from timber decay	No recommendations	
NW100.07	Softness and pockets of wet rot attack to sill	Allow to renew sill with refurbishment of window	
NW100.08	Window appeared free from serious blemishes of decay	No recommendations of repairs for decay	
First Floor 11 Bloom Street Northeast Elevation			
Window Ref	Observations	Recommendations	Photo
NE100.09 to NE100.15	Windows fully refurbed in previous phase of works free from timber decay	No recommendations	
First Floor 11 Bloom Street Southeast Elevation			
Window Ref	Observations	Recommendations	Photo
SE100.16	Softness and pockets of wet rot attack to sill	Allow to renew sill with refurbishment of window	
SE100.17 to SE100.22	Window appeared free from serious blemishes of decay	No recommendations of repairs for decay	
SE100.23	Wet rot attack to the sill	Renew the sill with refurbishment of window, inspect exposed frame and boxing and repair as necessary	
Upper Ground Floor 11 Bloom Street Northwest Elevation			

Window Ref	Observations	Recommendations	Photo
NW UG00.01 to UG00.11	Window appeared free from serious blemishes of decay	No recommendations of repairs for decay	
Upper Ground Floor 11 Bloom Street Southeast Elevation			
Window Ref	Observations	Recommendations	Photo
SEUG00.12	The window is bricked up externally restricting inspection.	Remove brickwork and provisionally allow for repairs	
SEUG00.13 to SEUG00.17	The windows have been fully renewed recently	No recommendations of repairs for decay	
Upper Ground Floor 11 Bloom Street All elevations			
Window Ref	Observations	Recommendations	Photo
LG00.01 to LG00.07	The windows are constructed from steel	Check for corrosion and replace as specified by architect	
LG00.07 to LG00.12	All windows have been removed in previous phase of works	Install new window to match existing style	

7.0 Recommendations – Plaster Removal & Treatments

The most important works is to prevent water entry into the building, which includes making the roof fully watertight, complete overhauling of the external rainwater goods, stopping water entry via pavement lights and the loading bays.

After the building is made watertight, we now are at a dangerous period as the building dries out the risk of further fungal attack as the moisture content reaches an optimum level for the growth and germination of Dry rot.

When a building has been affected by Dry rot, treatment are required to the brickwork with Brunosol Concentrate solution. All surfaces growth is cleaned off with a wire brush before the application of a

fungicide to the areas marked red in our scope of works. Any timber fixed to walls marked red should be isolated with Damp Proof membrane.

These works can only be carried out when all sources of water ingress are made good and the building is being given time to slowly dry out and considerable reducing the risk of future problems occurring.

8.0 Summary

The water ingress to the building has caused damaged from roof level down to the basement. Outbreak of Dry rot and Wet rot are a result of the water ingress. Allowances should be made to cut back decayed timber back to sound material and renew with treated timber isolated from the brickwork with DPC.

The removal of timbers may expose additional decay, especially with the removal of the windows for refurbishment. Updated report should be provided on the discovery of additional decay.

The basement will require tanking to the walls below ground level. Tanking systems available are slurry type materials or membranes incorporating drainage and pump to discharge water from the building.

Attached is a scope of works for the recommended Dry rot treatments with additional works for other trades or Russells WHBO.

Robinsons hope this information is helpful, should you require any additional help, please do not hesitate to contact us.

Kind regards

Warren Shepherd Surveyor AIWSC, CRDS, MIOSH

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