AMP/44649 - Heaton Park Farm Centre - Photo Report

Visit report #1
Visit date 2025-10-16

MANCHESTER CITY COUNCIL



Issue 01	First Issue
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Checked	MTB
Project Address	Heaton Park, The Stables, Manchester M25 2SW

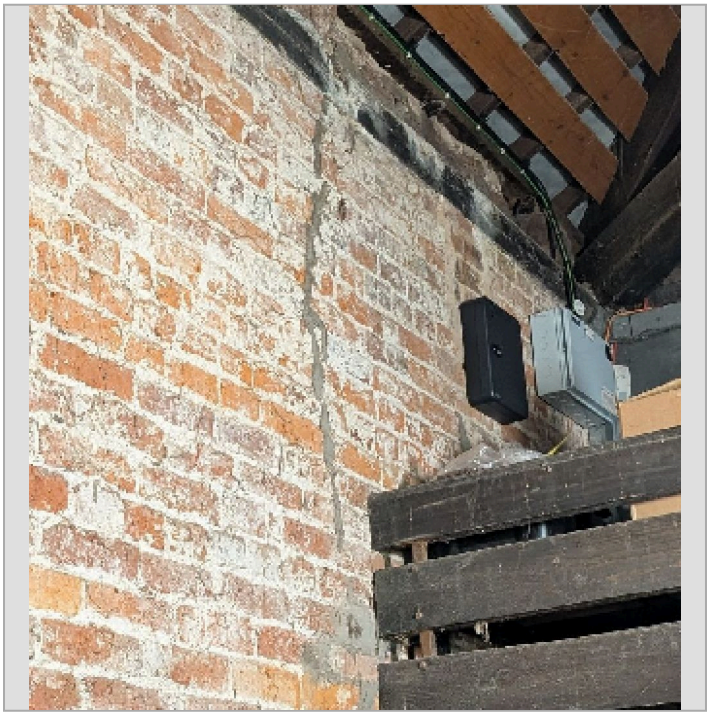
Tasks

Plans > No zone

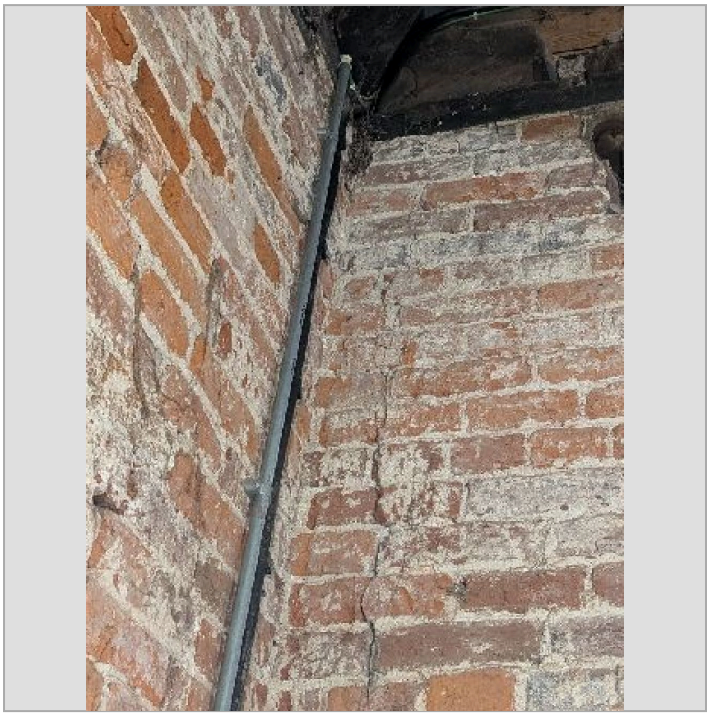
1 ● **2025-10-16 - AMP/44649 - Heaton Park Farm Centre - Photo Report** ● Created on 15/10/25



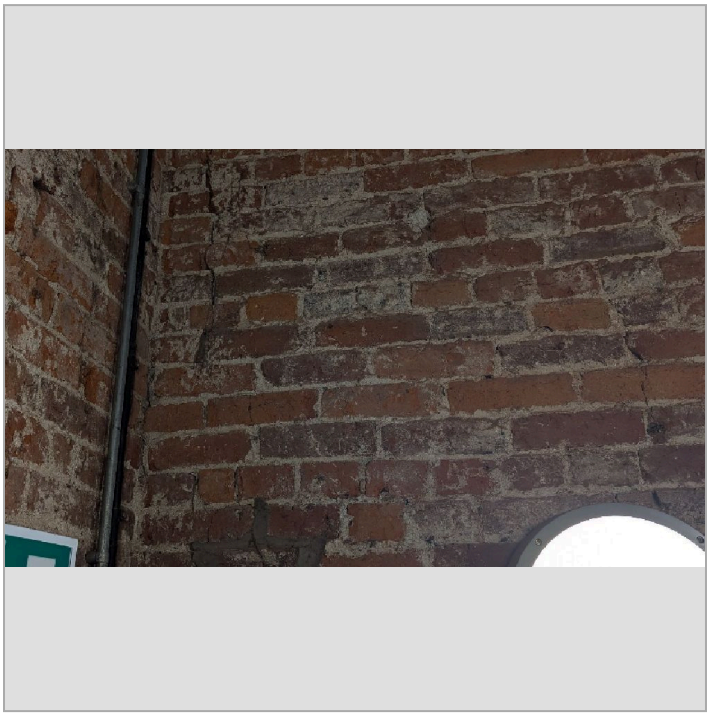
Internal - Archive Room - First Floor
Reference finder 1 of the annotated floor plan.
Cracking of approximately 8mm width to the east facing gable end wall of the southernmost extremity of the structure, above the women's toilets.



Internal - Archive Room - First Floor
Reference finder 1 of the annotated floor plan.
It appears that a crack has been previously repaired.



Internal - Archive Room - First Floor
Reference finder 1 of the annotated floor plan.
Further evidence of cracking to the gable end wall.



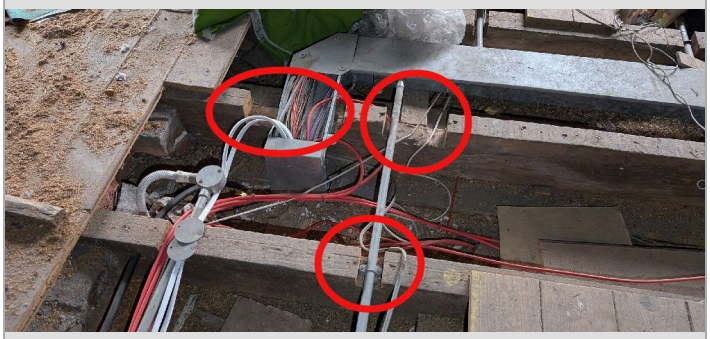
Internal - Archive Room - First Floor
Reference finder 1 of the annotated floor plan.
Further evidence of cracking to the gable end wall.



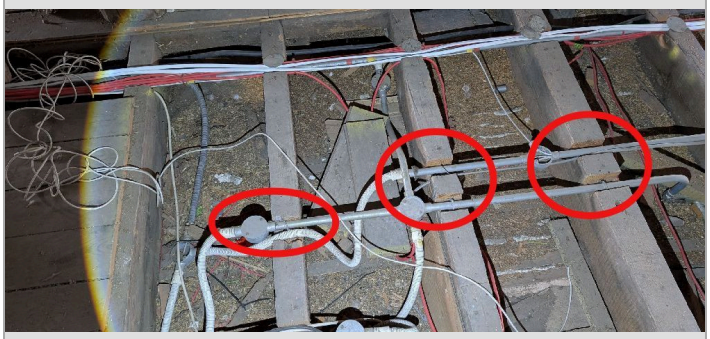
Internal - Archive Room - First Floor
Reference finder 1 of the annotated floor plan.
Further evidence of cracking to the gable end wall.



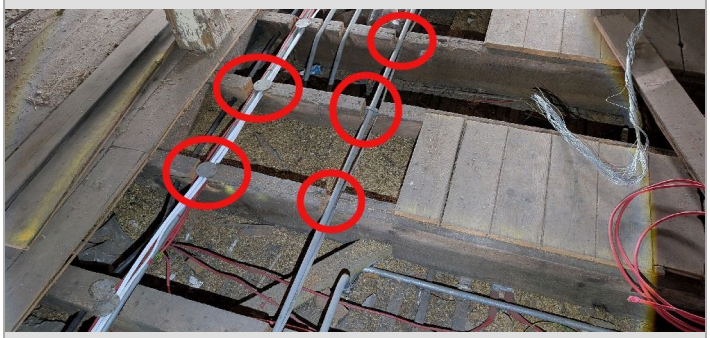
Internal - Archive Room - First Floor
Reference finder 1 of the annotated floor plan.
Further evidence of cracking to the gable end wall.



Internal - Room Above Entrance - First Floor
Reference finder 2 of the annotated floor plan.
Timber floor joists with reduced section as a result of services installation supporting the floor above and walkway ceiling below.



Internal - Room Above Entrance - First Floor
Reference finder 2 of the annotated floor plan.
Timber floor joists with reduced section as a result of services installation supporting the floor above and walkway ceiling below.



Internal - Room Above Entrance - First Floor
Reference finder 2 of the annotated floor plan.
Timber floor joists with reduced section as a result of services installation supporting the floor above and walkway ceiling below.



Internal - Room Above Entrance - First Floor
Reference finder 2 of the annotated floor plan.
Timber floor joists with reduced section as a result of services installation supporting the floor above and walkway ceiling below.



Internal - Room Above Entrance - First Floor
Reference finder 3 of the annotated floor plan.
Cracking is evident to the timber roof trusses. This defect might be more widespread throughout the roof system, however height restrictions meant that a full inspection was not possible during this visit.



Internal - Room Above Entrance - First Floor
Reference finder 3 of the annotated floor plan.
Further observation of cracking to the timber roof trusses.



Internal - Room Above Entrance - First Floor
Reference finder 3 of the annotated floor plan.
Further observation of cracking to the timber roof trusses.



Internal - Room Above Entrance - First Floor
Reference finder 3 of the annotated floor plan.
Further observation of cracking to the timber roof trusses.



Internal - Room Above Entrance - First Floor
Reference finder 3 of the annotated floor plan.
Further observation of cracking to the timber roof trusses.



Internal - Room Above Entrance - First Floor
Reference finder 4 of the annotated floor plan.
Structural cracking was evident to the masonry chimney structure.



Internal - Room Above Entrance - First Floor
Reference finder 4 of the annotated floor plan.
Close-up of a previous masonry breakout of the chimney structure.



Internal - Room Above Entrance - First Floor
Reference finder 4 of the annotated floor plan.
Further evidence of cracking to chimney structure. It appears as though masonry had been broken out towards the base, causing the masonry to fail in tension immediately above the breakout.



Internal - Room Above Entrance - First Floor
Reference finder 4 of the annotated floor plan.
Further evidence of cracking to chimney structure.



Internal - Room Above Entrance - First Floor
Cracking to the plaster, potentially indicating structural defects to the underlying masonry.



Internal - Room Above Entrance - First Floor
Hairline cracking to the plaster.



Internal - Room Above Entrance - First Floor
Hairline cracking to the plaster.



Internal - Access Hatch Room Above Office - First Floor
Reference finder 5 of the annotated floor plan.
Structural cracking to external masonry wall facing north. The crack appeared to have been repaired on the external face, suggesting the cracking continued through the full width of the wall.



Internal - Access Hatch Room Above Office - First Floor
Reference finder 5 of the annotated floor plan.
Structural cracking to external masonry wall continues to the wall base.



Internal - Access Hatch Room Above Office - First Floor
Reference finder 5 of the annotated floor plan.
Further cracking to external masonry wall facing north.



Internal - Access Hatch Room Above Office - First Floor
Reference finder 6 of the annotated floor plan.
Stepped cracking to external masonry wall facing north at timber floor joist bearing location.



Internal - Bedroom Adjacent to Access Hatch Room - First Floor
Plaster cracking could potentially be concealing cracks to underlying masonry structure.



Internal - Bedroom Adjacent to Access Hatch Room - First Floor
Reference finder 7 of the annotated floor plan.
Vertical structural cracking to the masonry fire place, suggesting the front is coming away from the external wall.



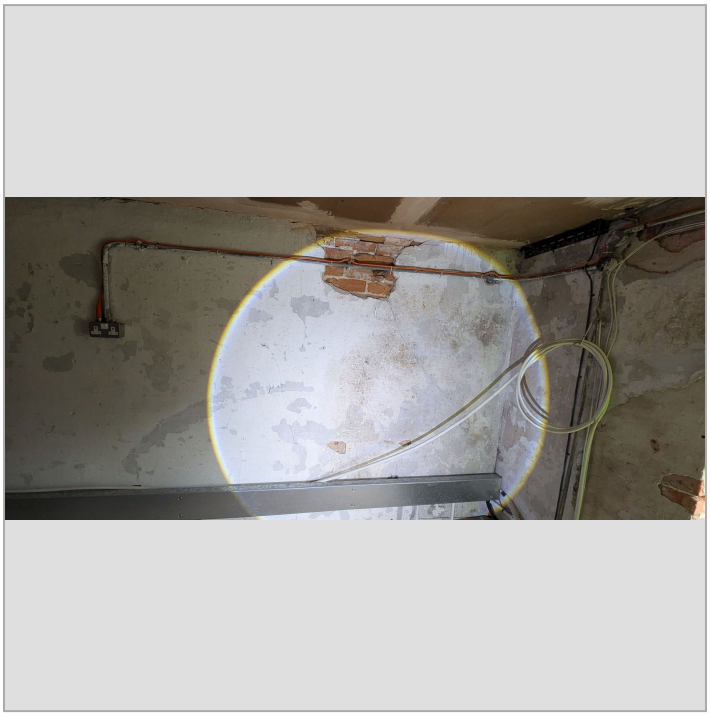
Internal - Bedroom Adjacent to Access Hatch Room - First Floor
Reference finder 7 of the annotated floor plan.
Further evidence of structural cracking to the masonry fire place.



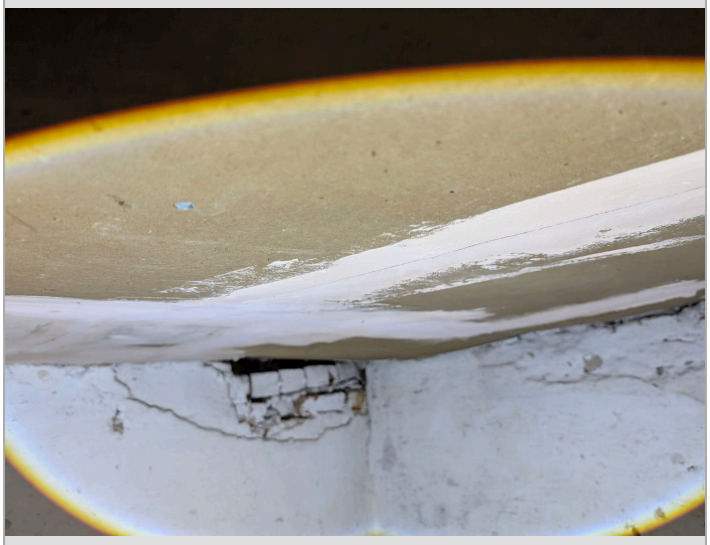
Internal - Bedroom Adjacent to Access Hatch Room - First Floor
Reference finder 7 of the annotated floor plan.
Plaster deteriorating to the masonry above the fire place.



Internal - Bedroom Adjacent to Access Hatch Room - First Floor
Further example of plaster cracking which might be concealing cracks to underlying masonry structure.



Internal - Bedroom Adjacent to Access Hatch Room - First Floor
Further example of plaster cracking which might be concealing cracks to underlying masonry structure.



Internal - Bedroom Adjacent to Access Hatch Room - First Floor
Reference finder 8 of the annotated floor plan.
The ceiling has dropped in this area. Intrusive investigation is required to find the cause of the defect.



Internal - Stables Cafe - Ground Floor
Reference finder 9 of the annotated floor plan.
Previously repaired crack to the masonry. Access was not possible to the other side of the wall as shelving and wall finishes in the archive room prevented observation.
Finishes to the cafe wall obstructed a full inspection of the masonry - it is possible that this crack continues to more of the wall height.



Internal - Stables Cafe - Ground Floor
Reference finder 10 of the annotated floor plan.
The bottom chord of a timber roof truss was observed to be twisted. These timber roof trusses have been remediated with steel channel sections bolt to either side of the bottom chord at bearing locations. It is unclear whether the movement had occurred before or since remediation installation.



Internal - Stables Cafe - Ground Floor
Lintel above structural opening with no visible defects.



Internal - Stables Cafe - Ground Floor
Reference finder 11.2 of the annotated floor plan.
Lintel observed with excessive deflection. The source of the defect is unclear without intrusive investigation.



Internal - Stables Cafe - Ground Floor
Reference finder 11.1 of the annotated floor plan.
Lintel observed with excessive deflection, more extreme deflection than reference finder 11.2. The source of the defect is unclear without intrusive investigation.



Internal - Stables Cafe - Ground Floor
Reference finder 12 of the annotated floor plan.
Timber lintel above cafe entrance reported to be installed in the wrong orientation according to the architect, resulting in the forces being applied perpendicular to the grain.



Internal - Stables Cafe - Ground Floor
Reference finder 12 of the annotated floor plan.
Further imagery of the timber lintel supporting the cafe entrance.



External - Stables Entrance - Courtyard
It is understood that original construction included a timber beam similar to that at the front of the stables entrance, however this has since been remediated with a steel beam solution.



External - Stables Entrance - First Floor Soffit
Assumed plasterboard finish to first floor soffit. Condition is unknown. Observation suggested that timber floor joists are the only structure spanning this opening.



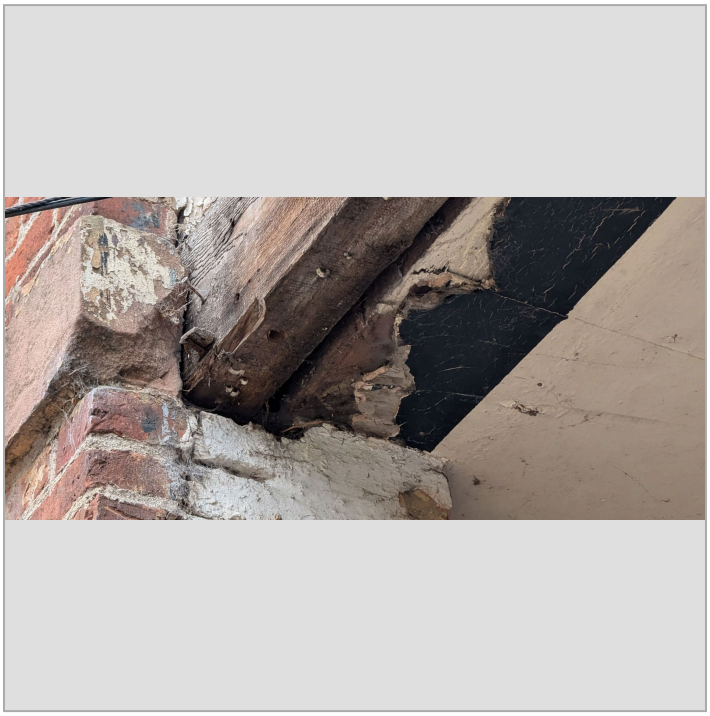
External - Stables Entrance - First Floor Soffit
More imagery of the plasterboard finishes. Due to the 30 year intended lifespan of the conservation works, it is likely that the plasterboard is to be replaced.



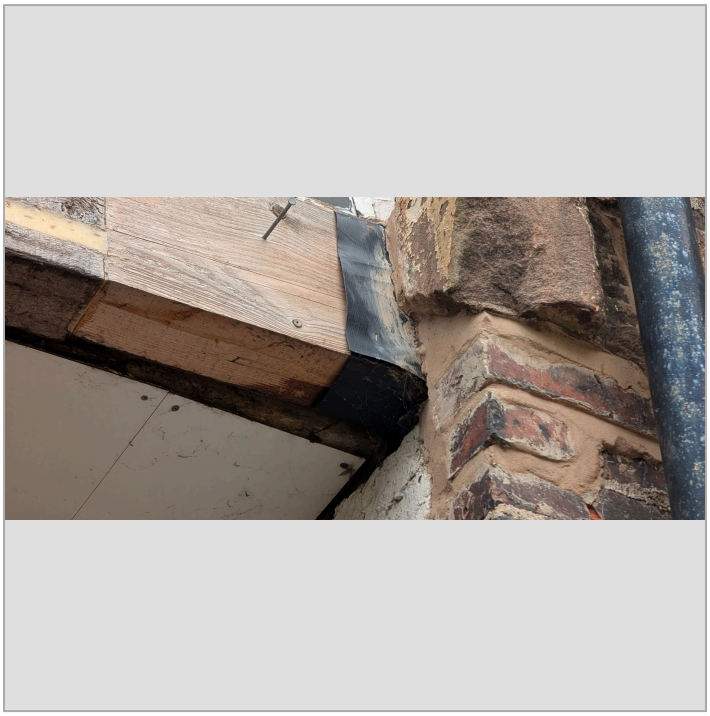
External - Stables Entrance - Front
Reference finder 13 of the annotated floor plan.
Original timber beam spanning to support the first floor. Due to the deterioration of the finishes, it appears as though there are multiple timber beams spanning in parallel.
Voids are also visible to the plasterboards to the first floor soffit.



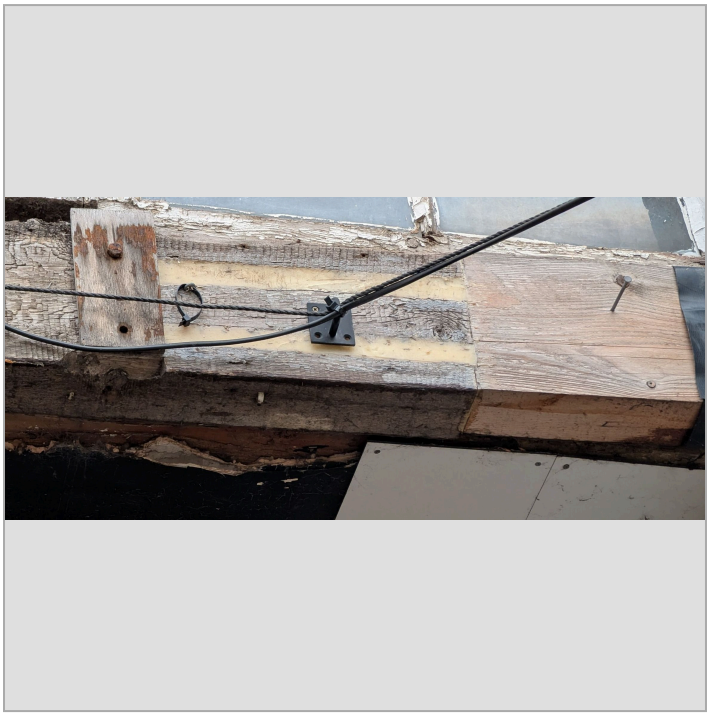
External - Stables Entrance - Front
Reference finder 13 of the annotated floor plan.
Further evidence of finishes deterioration and numerous timber beams spanning in parallel.
It appears that the finishes were broken out for inspection previously.



External - Stables Entrance - Front
Reference finder 13 of the annotated floor plan.
Close-up image to show the condition of the timber beams towards the southern bearing. It appears that rot is present.



External - Stables Entrance - Front
Reference finder 13 of the annotated floor plan.
Close-up image to show the condition of the timber beams towards the northern bearing. Previous remediation attempts can be seen, evident from the existing splicing and patchwork.



External - Stables Entrance - Front
Reference finder 13 of the annotated floor plan.
Close-u image to show the splicing of the timber beam towards its northern bearing.



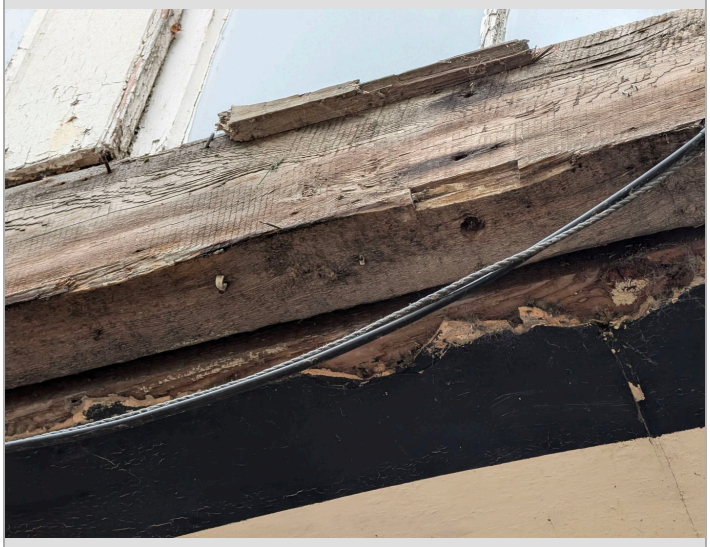
External - Stables Entrance - Front
The masonry supported atop the timber beam at the front entrance of the stables appears to be in reasonable condition. The architect informed that a repointing effort had been carried out with cementitious mortar, however this is to be raked out and remediated with a lime based mortar.



External - Stables Entrance - Front
Reference finder 14 of the annotated floor plan.
Masonry to the top of the arch that is supporting the first floor structural opening has spalled, requiring remediation. Further defects could destabilise the arch.



External - Stables Entrance - Front
Reference finder 13 of the annotated floor plan.
Close-u image to show the splicing of the timber beam towards its
Overview image of the original timber beam that has experienced attempted remediation towards its northern bearing.



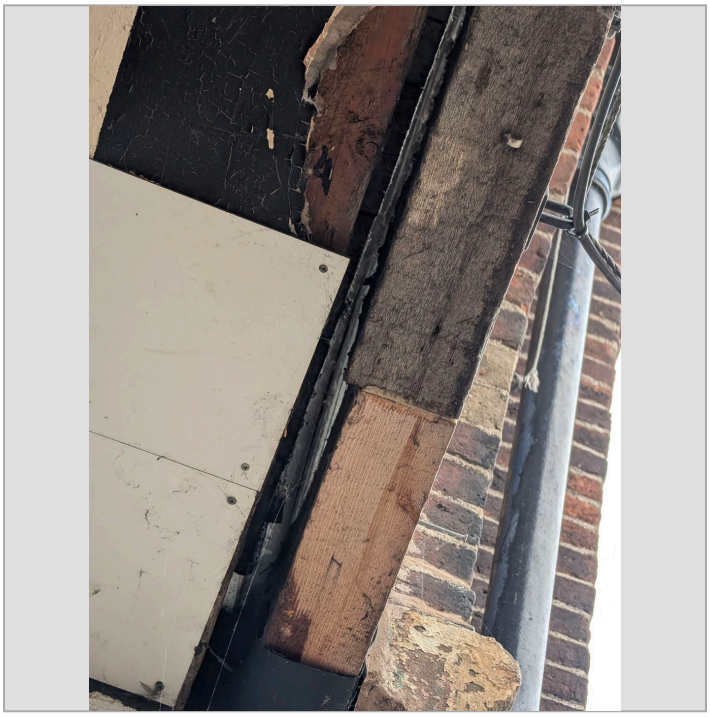
External - Stables Entrance - Front
Reference finder 13 of the annotated floor plan.
Further close-up imagery to detail the condition of the timber beams.



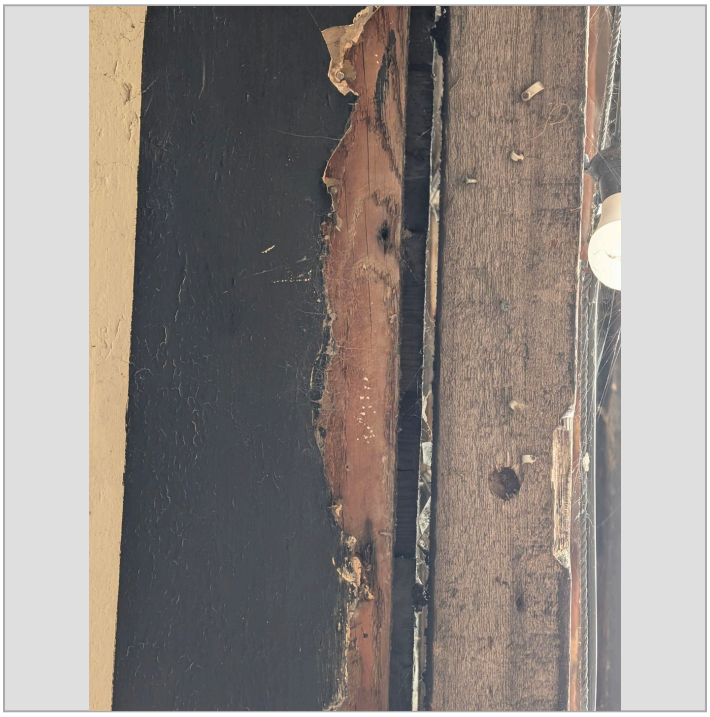
External - Stables Entrance - Front
Reference finder 13 of the annotated floor plan.
Further close-up imagery to detail the condition of the timber beams.



External - Stables Entrance - Front
Reference finder 13 of the annotated floor plan.
Further close-up imagery to detail the condition of the timber beams.



External - Stables Entrance - Front
Reference finder 13 of the annotated floor plan.
Further close-up imagery to detail the condition of the timber beams.



External - Stables Entrance - Front
Reference finder 13 of the annotated floor plan.
Further close-up imagery to detail the condition of the timber beams.



External - Stables Entrance - Front
Reference finder 13 of the annotated floor plan.
Clear image to detail the northern bearing of the timber beam.



External - Stables Cafe - Ground Floor
Reference finder 11.2 of the annotated floor plan.
This window is where deflection was recorded internally. No defects are apparent to the lintel observed from the external elevation.



External - Access Hatch Room Above Office - First Floor
Reference finder 5 of the annotated floor plan.
Internally, it was recorded that structural cracking is evident to the external masonry wall facing north. Although it is difficult to see in this image, the crack has been repaired on the external face, suggesting the cracking continued through the full width of the wall.



External - Stables Cafe - Ground Floor
Reference finder 11.1 of the annotated floor plan.
The window to the centre of the image, mostly obscured by the pizza van, is where the most extreme example of deflection was recorded internally. No defects are apparent to the lintel observed from the external elevation.



External - Office Access - Ground Floor
Reference finder 15 of the annotated floor plan.
The vaulted ceiling to the office / gardener's mess / warehouse spaces was observed to exhibit numerous examples of extensive cracking to the plaster. The width and extent of the cracks suggest that defects are present to the underlying structure. This area is to be intrusively investigated to confirm.

H&S STATEMENT REQUIRED HERE IN CASE OF IMMINENT MOVEMENT? ALSO OUTLINE THE URGENCY OF FURTHER INVESTIGATIONS AND HENCE REMEDIATIONS?



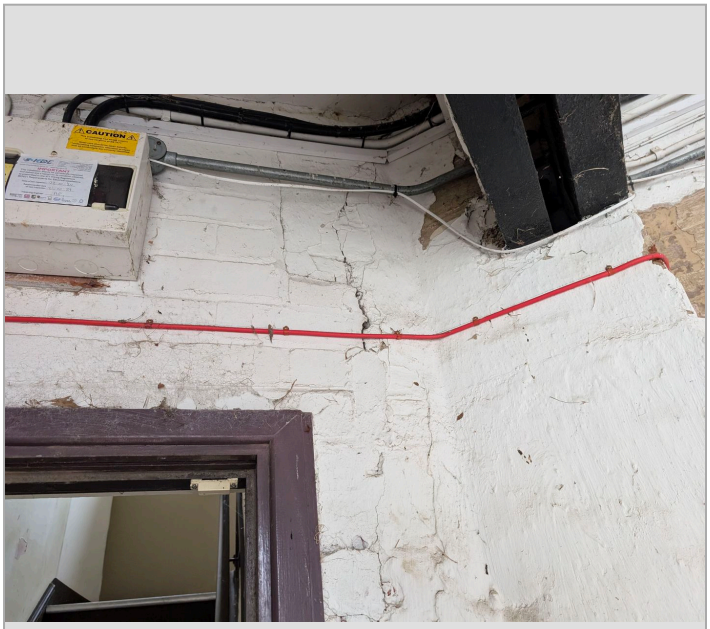
External - Office Access - Ground Floor
Reference finder 15 of the annotated floor plan.
Further examples to show the extent of the cracking to the vaulted ceiling to the office / gardener's mess / warehouse spaces.



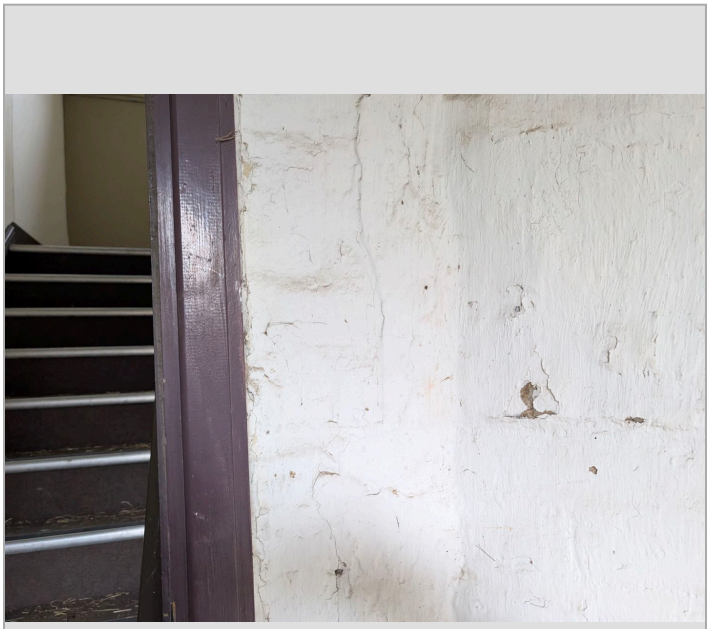
External - Office Access - Ground Floor
Reference finder 15 of the annotated floor plan.
Further examples to show the extent of the cracking to the vaulted ceiling to the office / gardener's mess / warehouse spaces.



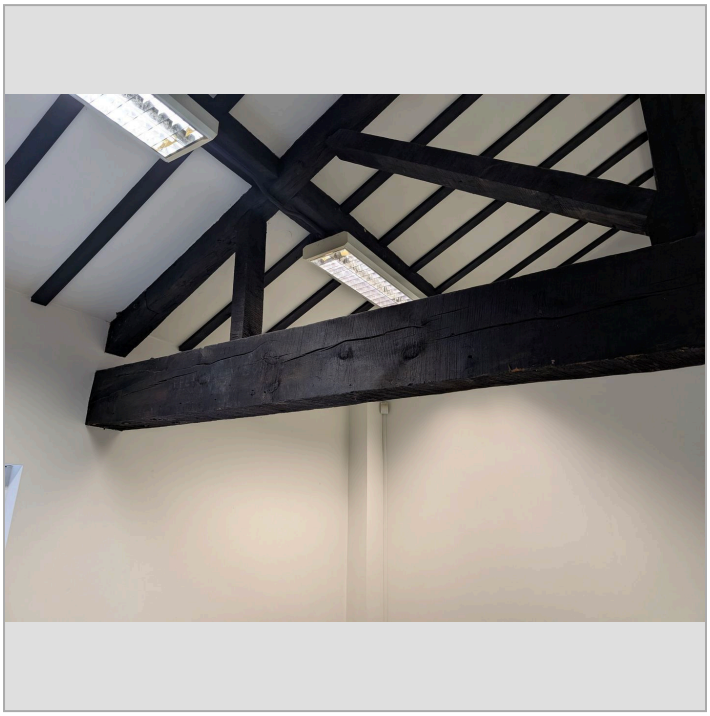
External - Office Access - Ground Floor
Reference finder 15 of the annotated floor plan.
Further examples to show the extent of the cracking to the vaulted ceiling to the office / gardener's mess / warehouse spaces.



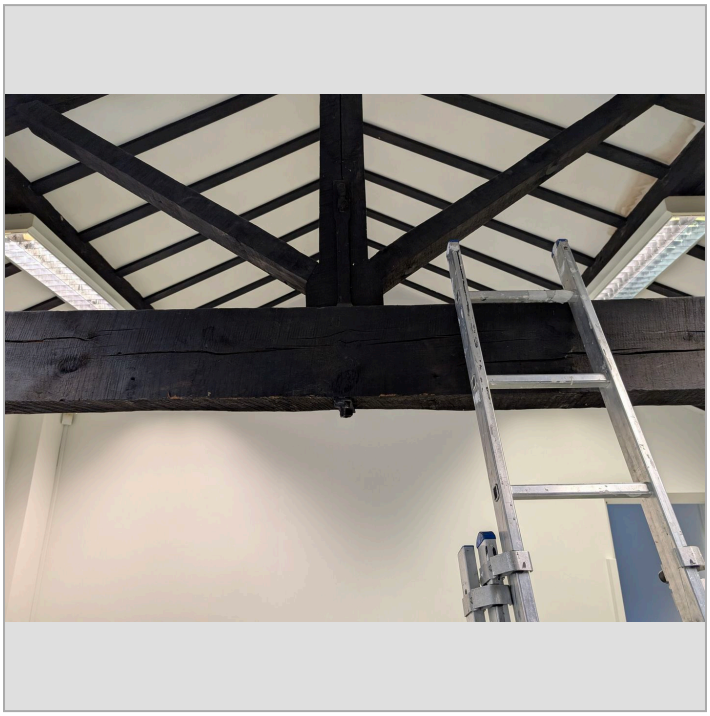
External - Office Access - Ground Floor
Reference finder 16 of the annotated floor plan.
Vertical cracking was observed to the masonry wall above the door to the office access staircase.



External - Office Access - Ground Floor
Reference finder 16 of the annotated floor plan.
Vertical cracking was also noted to the finishes adjacent to the door to the office access staircase.



Internal - Office Space - First Floor
Reference finder 17 of the annotated floor plan.
The office space towards the north of the complex was undergoing renovation works at the time of inspection. It is recommended that structural defects are remediated before renovation works are undertaken to prevent further costs.
The full roof structure wasn't accessible to inspect due to height restrictions. Despite this, the bottom chords of the roof trusses were visible, and numerous cracks were observed.



Internal - Office Space - First Floor
Reference finder 17 of the annotated floor plan.
Further imagery of the cracks to the bottom chords of roof trusses.



Internal - Office Space - First Floor
Reference finder 17 of the annotated floor plan.
Further imagery of the cracks to the bottom chords of roof trusses.



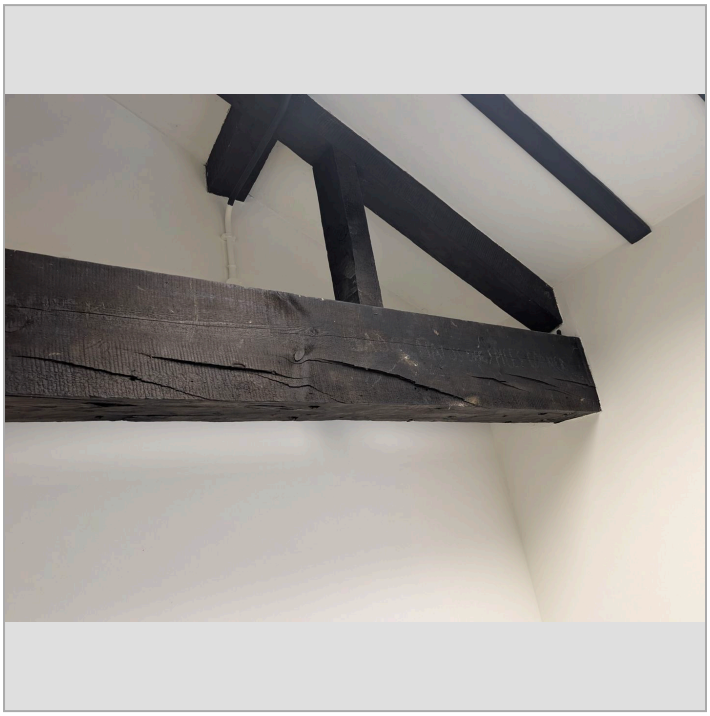
Internal - Office Space - First Floor
Reference finder 17 of the annotated floor plan.
Further imagery of the cracks to the bottom chords of roof trusses.



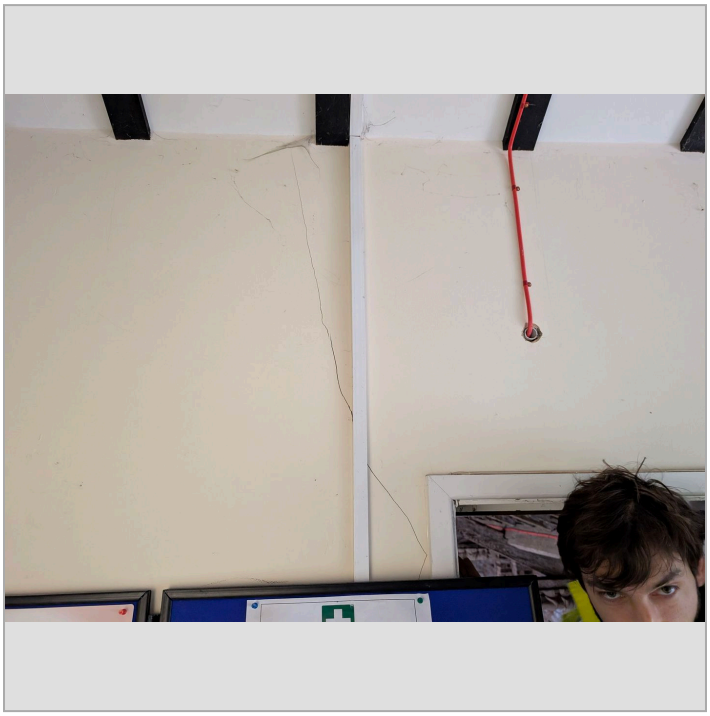
Internal - Office Space - First Floor
Reference finder 17 of the annotated floor plan.
Further imagery of the cracks to the bottom chords of roof trusses.



Internal - Office Space - First Floor
Reference finder 17 of the annotated floor plan.
Further imagery of the cracks to the bottom chords of roof trusses.



Internal - Office Space - First Floor
Reference finder 17 of the annotated floor plan.
Further imagery of the cracks to the bottom chords of roof trusses.



Internal - Office Space - First Floor
Reference finder 18 of the annotated floor plan.
Vertical cracking to the finishes to an external wall was recorded. This area is to be broken out to inspect the underlying structure. The door visible in the photo provides access to the hay storage area, and it was noted that any cracking present in the masonry in this location does not continue through the full wall thickness.



Internal - Warehouse - Ground Floor
Reference finder 19 of the annotated floor plan.
Voids from a previous breakout in the finishes to a window lintel in the warehouse enabled direct inspection of the build-up in this area. Here, masonry rubble has been used to infill the void between the timber window head and the masonry arch above. The forces caused by the weight of the rubble are causing the timber head panel to deflect. This might be the roof cause of lintel deflections observed in the cafe area earlier in this report. It is recommended that the finishes above the window heads are broken out to inspect the build-up to inform a remedial solution.



Internal - Warehouse - Ground Floor
Reference finder 19 of the annotated floor plan.
Close-up of the build-up to the window head.



Internal - Warehouse - Ground Floor
Reference finder 19 of the annotated floor plan.
Close-up of the build-up to the window head.



Internal - Gardener's Mess - Ground Floor
The window build-up differs in this area, with a concrete lintel spanning the structural opening.



Internal - Gardener's Mess - Ground Floor
Close-up of the concrete lintel.



Internal - Gardener's Mess - Ground Floor
Close-up of the concrete lintel.



Internal - Archive Room - First Floor
Reference finder 1 of the annotated floor plan.
Further evidence of cracking to the gable end wall.