Outlook

Re: AMP/44649: Heaton Park Farm Centre - Drawing mark-up for Structural Engineer

From Jack Sandford [redacted]
Date Thu 23/10/2025 11:11
To Dino Kotlar [redacted] Richard Broadbent [redacted]
Cc Duncan Sanderson [redacted]; Matt Barron [redacted] Saul Mearns [redacted]

2 attachments (25 MB)
R001 - 2025-10-22 - AMP-44649 - JSF Photo Report.pdf; A001 - 2025-10-16 - AMP-44649 - JSF Floor Plan Markup.pdf;

Hi Dino/Richard,

Thank you for meeting me on-site last week also, please find my commentary and recommendations following the visit below.

Existing Structural Observations:
The structural form of the Heaton Park Stables consists of duo pitched roofs supported on timber roof trusses which span into load bearing masonry walls, assumed to be founded on strip footings. At first floor level, timber floor joists span onto load bearing masonry walls. Where the first floor spans over the entrance passage into the courtyard, the original construction picks up the external masonry walls using a series of timber beams spanning between load bearing walls. The beam at the rear has been replaced with a steel beam.

A number of defects were observed during the inspection, which are listed below. These typically included cracking to existing brickwork, deflection to lintels and some spalling to sections of masonry. Please see the attached photo report and floor plan mark-up. The numbering system below has been coordinated to that of the floor plan mark-up up to number 19.

1. Structural cracking up to 10mm in width to the gable end external masonry wall in the archive room, first floor.
2. Floor joists with reduced section due to services installation in the suspended first floor above the entrance passage to the courtyard.
3. Cracking to the bottom chord of timber roof trusses in the suspended first floor above the entrance passage to the courtyard.
4. Structural cracking of masonry chimney structure in the suspended first floor above the entrance passage to the courtyard.
5. Structural cracking to external masonry wall in the access hatch room above the office, first floor. This crack continues through the full wall thickness as remediation attempts are visible on the external wall face.
6. Stepped cracking to external masonry wall where a timber floor joist bears onto the load bearing wall, access hatch room above the office - first floor.

7. Vertical cracking to masonry fireplace, suggesting the front is coming away from the external wall. Bedroom adjacent to access hatch room, first floor.

8. Deflecting ceiling finishes, cause yet to be determined. Bedroom adjacent to access hatch room, first floor.

9. Previously repaired crack to internal masonry wall in the stables cafe, ground floor. This is a long crack, extending over at least 1.5 m. Finishes obscure full inspection, but it is expected that this crack continues further down the wall. The nature of the repair means that the wall is no longer toothed together in its centre, which may impact the integrity of this wall.

10. Twisted bottom chord of timber roof truss in the stables cafe, ground floor.

11. Deflecting lintel / window finishes in the stables cafe, ground floor.

12. Timber lintel supporting the cafe entrance with suspected rot, reported to have been installed in the incorrect plane in the stables cafe, ground floor.

13. Timber beam system supporting the first floor masonry with suspected rot above the external stables entrance. This beam has been spliced to newer timbers in attempts to remediate the end bearing section of the timber.

14. Spalling to masonry arch supporting first floor window above the external stables entrance.

15. Extensive cracking to the finishes covering the vaulted ceiling where the access door to the office space is, ground floor (external). The extent of cracking here potentially suggests movement/defects are present to the underlying structure.

16. Vertical cracking to the masonry wall adjacent to, and above, the office access door, ground floor (external).

17. Cracking to the bottom chord of timber roof trusses in the office space, first floor.

18. Vertical cracking to the finishes to an external wall between the office space and the hay storage area on the first floor.

19. Masonry rubble installed between timber window head panel and masonry arch structure in the warehouse, ground floor. This might be indicative of ~~supposed~~ lintel deflection recorded in the stables cafe.

20. Water ingress to timber windows viewed from the suspended first floor above the entrance passage to the courtyard.

21. Several plaster cracks were noted throughout the internal finishes.

Conclusions:

It is important that the existing structural load paths aren't altered during the restoration works unless a ground investigation and structural assessment is instructed to assess the impact of any alterations in load paths. During the site visit, the architect briefly proposed a change of function of the abandoned bedroom (adjacent to the hatch access room on the first floor above the offices) to further office space. This will likely introduce increased loading to the first floor structure, which has not been allowed for. This would require an assessment of the load capacity of the existing floor structure to be carried out.

The proposed slate replacement needs to be assessed with regards to the increased loading in comparison to the existing roof finishes that may be applied to the existing roof structure. Please provide details including the specification and weight of the proposed

slates. As noted below it is recommended that a rot survey is carried out by a rot specialist to assess the condition of the existing roof timbers.

The plasterboard installed to the first floor soffit above the stables entrance walkway might require replacement given the design life of the proposed conservation works.

It is understood that the existing roof lantern will be remediated or replaced. The access scaffold to remediate/replace the existing lantern must be designed by the temporary works designer taking into account the condition of the existing floor structure. It is unlikely that the existing structure will be sufficient to support the temporary loads from the scaffold legs, hence a back propped solution or scaffold platform at high level spanning over the existing structure is likely required to avoid loading the floorplate.

Defect number 1 (above) is potentially due to foundation movement caused by the construction of the foundations of the more recent single storey building construction adjacent to this defect. It would be useful if there is any archive information on this building as below:

1. Is there record of a ground investigation having been conducted for this more recent structure?

2. When was it constructed?

3. Are structural drawings available for this structure that may show existing foundation details?

Next Steps:
Generally, the next steps suggested include:

- General rot survey of the structure to assess the condition of the timber elements (beams, floor joists, roof trusses etc.). The rot survey will confirm the moisture content and any rot present, and whether any timber members require replacement.

- Breakout of finishes where defects occur to explore the potential for defects to the underlying structure. This is typically to window heads or where numerous cracks are present in the plaster finishes.

- Locations where cracking is evident to brickwork:

    - Locations where the cracking is minor (hairline cracks or localised), remediation is not required.

    - Crack gauges should be installed to assess movement over the next 6 months. Following the movement monitoring, the remedial works to the cracks can be confirmed. Depending on the extents of each crack this will be a combination of repointing, making good brickwork locally, and crack stitching where appropriate.

The recommended next steps provided below relate to the numbering system used in the attached annotated floor plan mark-up.

Reference Finder 2 - No recommendations are required at present to the floor joists; however, their condition must be monitored during the works to ensure there is no deterioration or movement identified. Should defects become apparent, replacement might be necessary.

Reference Finder 3 - The cracking to the bottom chord of timber trusses noted across much of the structure's roof system is not expected to be problematic and is typical of

timber construction. The cracks should be monitored during the works and if cracks are recorded to be developing further, remediation may be required.

Reference Finder 4 & 7 - The chimney brickwork should be made good where the brickwork has deteriorated, as shown in the photo report, likely requiring temporary propping of the masonry above the defective area.

Reference Finder 8 - Intrusive investigation is recommended to the dropped ceiling, involving a local breakout of the ceiling finishes to determine the root cause of the deflection.

Reference Finder 9 - Crack gauges should be installed despite the fact that a remediation attempt has already been conducted. This is to confirm that the remediation is sufficient to prevent further movement within this wall section.

Reference Finder 10 - Monitoring of the timber truss chord movement over time is required to determine if movement continues to occur. Likewise, the bearing location should be monitored for any signs of cracking. Should no further movement occur, remediation is not required here.

Reference Finder 11 - Intrusive investigation is required, involving breaking out of the finishes to the timber window head to further understand the structural build-up in this location, and to assess the cause of the deflection. Should the defects be cosmetic only, no remediation is required from a structural perspective. However, if the lintel is deflecting significantly, a replacement may be required.

Reference Finder 12 - Replacement of the timber lintel is required.

Reference Finder 13 - The timber beam is to be replaced with another timber section following discussions on-site with the architect.

Reference Finder 14 - Making good of the brickwork is required to the arch supporting the structural opening at first floor level. The arch will have to be propped in the temporary condition while the brickwork is reinstated.

Reference Finder 15 - Local breaking out of finishes to the vaulted ceiling is proposed (local breakout may need to be agreed with MCC heritage architect due to listed status) to assess the condition of the underlying structure. Should cracking be evident to the underlying structure further monitoring may be required before a remedial solution can be detailed.

Reference Finder 17 - The cracking to the bottom chord of timber trusses noted across much of the structure's roof system is not expected to be problematic and is typical of timber construction. The cracks should be monitored and if cracks are recorded to be developing further, then remediation may be required.

Reference Finder 18 - A break out of the finishes is required to assess any damage to the underlying brickwork.

Reference Finder 20 - Removal of finishes by windows with water damage to assess the extents of the defects to the surrounding structure.

Reference Finder 21 - Any location where cracking to the plaster is of concern, the finishes should be broken out locally when contractors are on-site to verify the condition of the underlying structure. It is understood that areas proposed for local removal of existing finishes may require agreement from MCC heritage architects.

I acknowledge that the above is quite detailed. If you have any questions, please do not hesitate to get in touch. I am happy to discuss further once you have had a chance to review

the above and attached and agree next steps.

Kind regards,

Jack Sandford

Structural Engineer

Capital Programmes

Manchester City Council
[redacted]

www.manchester.gov.uk

From: Dino Kotlar [redacted]
Sent: Wednesday, October 22, 2025 16:08
To: Jack Sandford [redacted]
Cc: Duncan Sanderson [redacted] Matt Barron [redacted] Saul Mearns [redacted] Richard Broadbent [redacted]
Subject: Re: AMP/44649: Heaton Park Farm Centre - Drawing mark-up for Structural Engineer

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Dear Jack,

Thanks for meeting with me at the Farm Centre last week.
It was a very useful site visit. Thanks for your help on this project.

As discussed, it would be useful if you could send us a preliminary report to highlight the structural elements that would require repair and attention.

We also mentioned to arrange a site investigation to open up few areas of concern to understand the build up and potential repairs. We previously used a conservation specialist contractor for this type of investigation (Heritage Conservation Restoration helped us with the roof above the cafe'). They would assist with opening the areas we need to explore and make good at the end of the works. We will ask for a quote for 1 day work and get back to the client for confirmation. It would be good to share your report to help with the scope of investigation work.

Please give me a call if you would like to discuss.

Kind Regards,

Dino Kotlar MArch ARB RIBA
Architect

For and on behalf of

KEPCZYK SANDERSON + ASSOCIATES
ARCHITECTS I SURVEYORS I HISTORIC BUILDING CONSULTANTS

Address: 75 Wilmslow Road, Handforth, Cheshire SK9 3EN
[redacted] [redacted]

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From: Dino Kotlar [redacted]
Sent: 09 October 2025 14:24
To: Jack Sandford [redacted] Richard Broadbent [redacted]
Cc: Duncan Sanderson [redacted] Matt Barron [redacted] Saul Mearns [redacted]
Subject: Re: AMP/44649: Heaton Park Farm Centre - Drawing mark-up for Structural Engineer

Hi Jack,

Thanks for letting me know.

Yes, Thursday the 16th of October at 10am works fine with me.

I've copied to this email Saul Mearns, the Estate Team Lead, so he can inform the reception about our visit on Thursday and provide access to roof structures and the required areas.

Kind Regards,

Thursday the
Dino Kotlar MArch ARB RIBA
Architect

For and on behalf of

KEPCZYK SANDERSON + ASSOCIATES
ARCHITECTS I SURVEYORS I HISTORIC BUILDING CONSULTANTS

Address: 75 Wilmslow Road, Handforth, Cheshire SK9 3EN
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From: Jack Sandford [redacted]
Sent: 09 October 2025 14:16
To: Dino Kotlar [redacted] Richard Broadbent
[redacted]
Cc: Duncan Sanderson [redacted]; Matt Barron
[redacted]
Subject: Re: AMP/44649: Heaton Park Farm Centre - Drawing mark-up for Structural Engineer

Hi Dino,

Thank you for sharing the drawings with me.

I have just been informed that I need to cover another site all day on Wednesday next week, would it be possible for us to meet at 10AM on the Thursday instead?

Kind regards,

Jack Sandford

Structural Engineer

Capital Programmes

Manchester City Council
[redacted]
[redacted]
www.manchester.gov.uk

From: Dino Kotlar [redacted]
Sent: Thursday, October 9, 2025 12:02
To: Richard Broadbent [redacted]
Cc: Jack Sandford [redacted] Duncan Sanderson
[redacted]
Subject: Re: AMP/44649: Heaton Park Farm Centre - Drawing mark-up for Structural Engineer

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Hi Richard,

Thanks for arranging this.

Yes, one of us will be there on Wednesday the 15th of October at 10am to assist the structural engineer. I've copied the structural engineer to this email.

Dear Jack, nice to meet you. We are preparing a listed building consent package and drawings for tender purposes. We discussed few changes to the drawings at our meeting last week. We'll bring the drawings for

you on Wednesday and share the package to the rest of team when ready. (I have been off work this week because I haven't been feeling well).

Kind Regards,

Dino Kotlar MArch ARB RIBA
Architect

For and on behalf of

KEPCZYK SANDERSON + ASSOCIATES
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Address: 75 Wilmslow Road, Handforth, Cheshire SK9 3EN
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From: Richard Broadbent [redacted]
Sent: 09 October 2025 11:49
To: Dino Kotlar [redacted]
Subject: Fw: AMP/44649: Heaton Park Farm Centre - Drawing mark-up for Structural Engineer

Hi Dino,

Can you make this?

Richard Broadbent
Building Surveyor, Minor Works
Capital Programmes, Corporate Estate & Facilities
Growth & Development Directorate
Manchester City Council

X 36254
[redacted]
[redacted]

Postal Address:
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Growth & Development Directorate
Manchester City Council
PO Box 532 Town Hall
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Office Location:

Level 8 Town Hall Extension
Lloyd Street
Manchester
M2 5HD

From: Jack Sandford [redacted]
Sent: Thursday, October 9, 2025 11:42
To: Richard Broadbent [redacted]
Cc: Tony Holland [redacted] Matt Barron [redacted] Tony Jones [redacted]
Subject: Re: AMP/44649: Heaton Park Farm Centre - Drawing mark-up for Structural Engineer

Hi Richard,

Would Wednesday 15th October at 10 AM suit for a site visit? It would be much appreciated if an architect (Dino maybe) is able to attend also to aid with identifying all of the areas that need to be assessed.

What is the current status of this project? Are there works to be done?

Also, please send over some drawings for me to mark up during the inspection.

Kind regards,

Jack Sandford

Structural Engineer

Capital Programmes

Manchester City Council
[redacted]
[redacted]
www.manchester.gov.uk

From: Tony Jones [redacted]
Sent: Monday, October 6, 2025 09:55
To: Richard Broadbent [redacted]
Cc: Tony Holland [redacted] Matt Barron [redacted] Jack Sandford [redacted]
Subject: AMP/44649: Heaton Park Farm Centre - Drawing mark-up for Structural Engineer

Hi Richard (assuming the job number above is correct)
This might be a good one for Jack to get involved supported by Matt

I've updated the D/B

Regards
tony

Tony Jones
Team Leader Engineering Group, Capital Programmes, Corporate Core Directorate, Manchester City Council
[redacted]

[redacted]
www.manchester.gov.uk

From: Richard Broadbent [redacted]
Sent: 03 October 2025 15:02
To: Tony Jones [redacted]
Cc: Tony Holland [redacted]
Subject: Fw: Heaton Park Farm Centre - Drawing mark-up for Structural Engineer

Hi Tony,

We need a Structural Engineer to carry out some investigation work at design stage. Locations highlighted in red on the attached drawings.

Richard Broadbent
Building Surveyor, Minor Works
Capital Programmes, Corporate Estate & Facilities
Growth & Development Directorate
Manchester City Council

[redacted]

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From: Dino Kotlar [redacted]
Sent: Friday, October 3, 2025 14:47
To: Richard Broadbent [redacted]
Cc: Duncan Sanderson [redacted]
Subject: Re: Heaton Park Farm Centre - Drawing mark-up for Structural Engineer

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Dear Richard,

Please find attached the identified elements requiring the input of the structural engineer, highlighted on the pictures and plans.

There may be additional items; please ask the engineer to assess the roof structures and conduct a walk-around of the building.

Let me know if you would like us to attend a site visit with the structural engineer and assist with the investigation.

Kind Regards,

Dino Kotlar MArch ARB RIBA
Architect

For and on behalf of

KEPCZYK SANDERSON + ASSOCIATES
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Address: 75 Wilmslow Road, Handforth, Cheshire SK9 3EN
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From: Richard Broadbent [redacted]
Sent: 03 October 2025 07:56
To: Dino Kotlar [redacted]
Cc: Duncan Sanderson [redacted]
Subject: Heaton Park Farm Centre - Drawing mark-up for Structural Engineer

Hi Dino,

When can we expect your marked up location drawing of the items for our Structural Engineer to investigate?

Richard Broadbent

Building Surveyor, Minor Works

Capital Programmes, Corporate Estate & Facilities

Growth & Development Directorate

Manchester City Council

[redacted]

[redacted]

[redacted]

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