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9th July 2026

Our Ref WS/TA/23062/26

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Kepczyk Sanderson + Associates
75 Wilmslow Road
Handforth
Cheshire
SK9 3EN

By email only

Dear Sirs

**Re: Farm Centre Heaton Park Stables Manchester**

As requested, we visited the above building on Thursday 25th June 2026 to carry out a timber survey. We have pleasure in submitting the following report, recommendations and costs for repairs

**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.

- Roof timbers to the farm centre including the stable block.
- Existing joists and floorboard
- Timber lintels.
- Existing timber windows.
- 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 first strip, we could re-inspect and provide updated reports and recommendations.

**3.0 Site Directions & Locations**

The building is located within the grounds of Heaton Park. The front elevation taken as that facing East towards Heaton Hall. Site plans have been provided, which we have used for roof references, window locations and observations noted externally.

The building faces onto four elevations

- Front elevation- East facing
- Right Hand elevation- North facing
- Left elevation- South facing
- Left elevation- East facing

**4.0 Ground Floor Observations**

**4.1 Café**

**4.1.1 Walls and Ceilings**

Water ingress from leaking gutters has damaged the wall plaster to the rear wall around the entrance and to the front walls opposite GW2. Penetrating damp has also caused wet rot to the 100x150mm oak lintel above the rear entrance door. Additional staining, associated with defective roof coverings, was noted at the junction of the rear wall and ceiling and along the rear ridge line.





### 4.1.2 Window Soffits

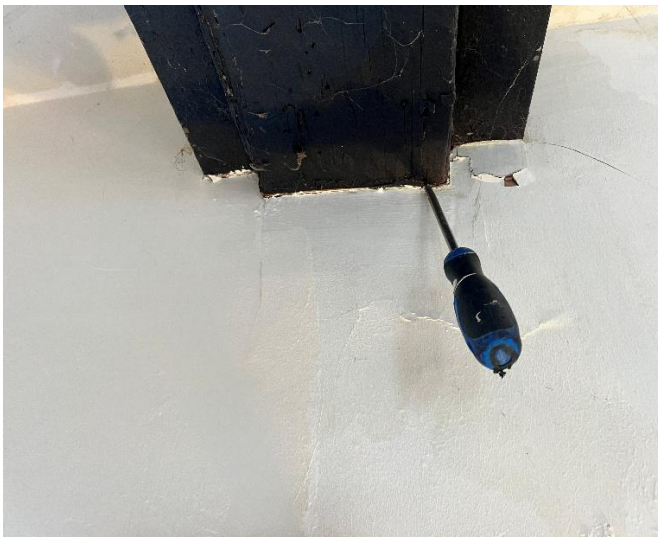
The brickwork above the windows appears to form a soldier-brick arch, underdrawn with timber studs and finished with lath and plaster. The plaster soffits to GW1 and GW2 are sagging, suggesting failure of the metal fixings supporting the timber and plaster soffit. The soffits to both windows should be renewed with new timber and plaster. During these works, the soldier-brick headers should be inspected to assess whether additional structural repairs, such as resin stitching, are required.

### 4.1.3 Roof Timbers

The open roof provided access to four Queen post trusses spanning between the front and rear walls. Previous repairs have been carried out to the 200x275mm tie beam bearing into the rear wall, with steel channels bolted to the side faces. Counting from the right, the bearing ends of trusses 3 and 4 are visibly affected by decay. If the decay extends into the centre of the beam, the steel plates are unlikely to be effective, as they will be fixed into compromised timber. Robinsons recommend provisional allowances are made for timber repairs to 4 of the 8 truss ends, The repairs should be developed with a structural engineer. A traditional ½ lap repair could be carried out with the repair end with concealed stainless steel bolts.



**Truss 4**



**Truss 3**

No repairs have been carried out to the bearing ends entering the front walls. The ends of trusses 1 and 2 are embedded in damp brickwork and may conceal decay where the timber is surrounded by damp masonry.

### 4.2 Café Kitchen & Storeroom

### 4.2.1 Walls & Ceilings

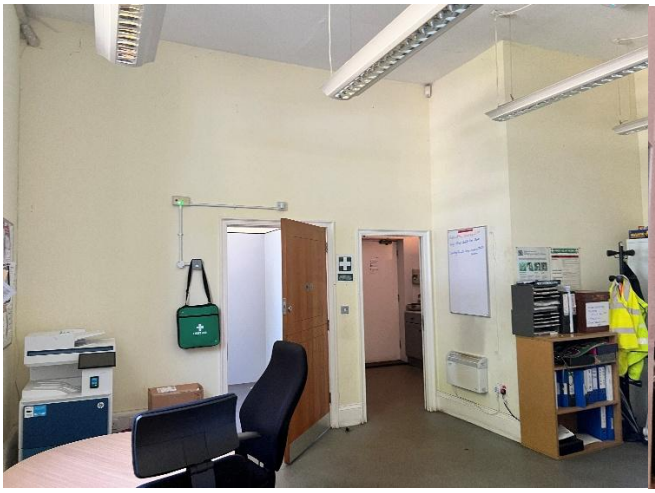
Detached lath and plaster ceiling, together with evidence of previous dampness, was noted above GW4 in the storeroom. Deflection may be linked to weakened first-floor joists in the room above, as

noted later in this report. Renewing the guttering should prevent further water ingress; however, allowances should be made to structurally reinforce the first-floor joists.



**4.3 Ground Floor Offices, Kitchen & Staff Toilets**
**4.3.1 Walls & Ceilings**

The dried lined walls and the ceilings appeared free from blemishes of dampness and decay with no remedial works recommended at present. Removal of roof covering may expose decay, and these should be covered by a general provisional sum for timber repairs'





**4.4 Gardener Workshop**
**4.4.1 Walls & Ceilings**

The walls are a mixture of brickwork and original lime plaster with no signs of excessive dampness. Staining from old roof leaks was noted to the majority of the hardboard ceilings.



**4.4.2 Window Soffits**

Similar to the café the soffit to the head of the window is sagging with suspected failure of the fixings. The soffit to GW6 was mostly missing. . The soffit to GW6 to GW8 should be removed to inspect the solider course of brickwork above.





**4.5 Gardener Kitchen/Store**

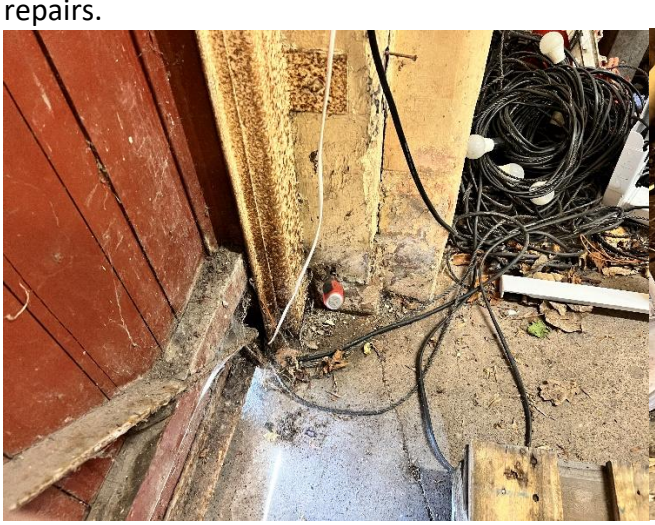
**4.5.1 Walls & Ceilings**

The lime plastered walls appeared free of excessive dampness with new plasterboard to the ceilings. Ceiling beams supporting the first floor joists were probed and appeared free from timber decay.




**4.5.2 Door Frame**

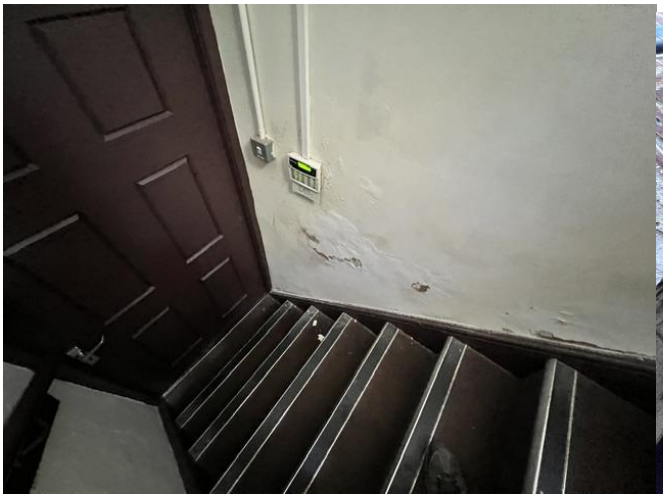
Wet rot attack was noted to the bottom of the two jambs to the main frame to the arch door. The two decayed legs should be cut back to sound timber and renewed with ½ lap treated timber repairs.





**4.6. Stairwell to First Floor Office /brick Vaulted ceiling**

Leaks from the roof above the staircase/vault ceiling is evidence with damp plaster to the rear wall on the stairs and the plaster soffit to the ceiling. Provisions should be made for possible timber repairs above the vaulted ceiling to rafters and wall plates. Especially around the leaking hopper head. After the building is made watertight allowances should be made to renew 4sqm of damaged plaster on the stairs




**4.7 Indoor Seated Area**

Inspection of the floor joists and the underside of the floorboards to the indoor seated area revealed no signs of timber decay. The upper oak gapped panelling to the exterior face was generally free from decay, some natural defects were noted around the knots with warped timbers




**4.8 Stable Block**
**4.8.1 Roof Timber**

The roof construction is a steel beam to the front supported off cast iron columns. Rafters span from the steel beam to the rear wall via a timber wall plate. Inspection of the roof rafters was partially

restricted underdrawn with plastic sheeting. The majority of the accessible rafters and wall plate have been renewed. Unprotected wall plate sat on the damp brickwork has developed decay. Allowances should be made to renew 30 metres of wall plate and 6no rafter ends





### 4.8.2 Stables Door

The remaining doors, windows and matchboard panelled walls are in a poor state of repairs. Allowances should be made to full refurbish the stable doors with replacement of the matchboard and timber formworks.







### 4.9 Gents Toilets

### 4.9.1 Ceilings & Wall

The missing lead flashing above the toilets has resulted in staining to the ceiling apex. The ridge beam should be treated with a fungicide gel with re-roofing works.

### 4.10 Classroom

During our inspection a live class was in progress. From the limited access available the leaking gutters to the right-hand elevation are likely to affected the wall plate and rafter ends. Contingencies should be made for possible timber repairs.

**4.11 Ladies & Disabled Toilets**

The walls and ceilings appeared free from blemishes of dampness and decay.

**5.0 First Floor Observations**

**5.1 Archives Rooms (Roof Ref 2)**

The roof above the archive room comprises three main Queen post trusses and two hips, with rafters supported by the main truss members and wall plates. The trusses appeared free from timber decay. Previous wall plate repairs were noted, with a DPC membrane present beneath the new timber. However, a section of wall plate approximately 2 metres long on the left-hand wall is affected by wet rot. Robinsons recommend allowing for the renewal of this section using 75x225mm treated timber.



**5.2 Storerooms and former bedroom (roof ref 1)**

**5.2.1 Floorboards**

Removal of the original floorboards has been carried out to install the services to the café below and covered with plywood. Sections of the plywood removed revealed joists notched out for the installation of the metal ducting and wiring. The size of the joists 63x200mm with notches over 60mm the height of the joists, greatly reducing the loading capacity of the timber.

Robinsons recommend the plywood sections to the floor is fully removed to assess joists requiring structural repairs. A structural engineer should provide drawings for anticipated remedial works





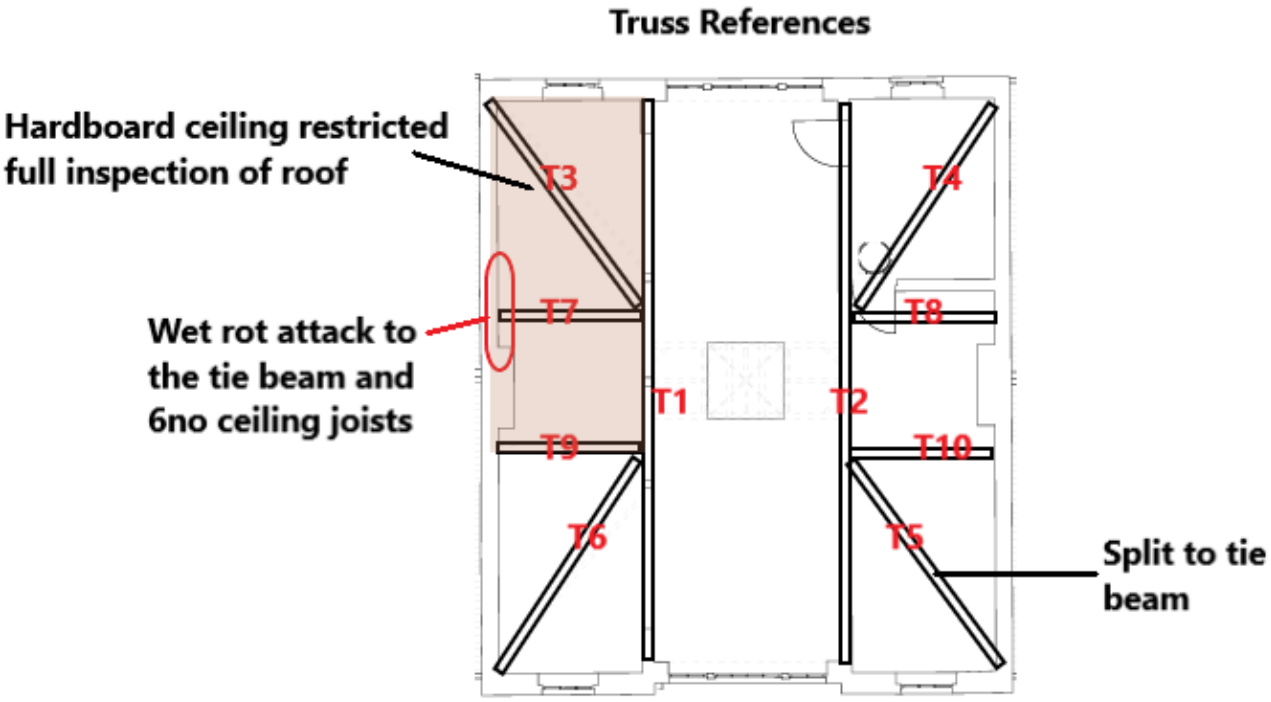
**5.2.2 Window Lintels**

Wet rot attack was discovered to the timber lintels to FW03 and FW04. Allowances should be made to renew in timber or with steel Catnic lintels

**5.5.3 Roof timbers**

The roof construction consisting of two large Queen post trusses (T1 & T2) spanning from the front wall to the rear elevations. Spanning from the T1 and T2 from each corner of the lantern above Trusses T3 to T6 .

Trusses T7 to T10 run panelled to the front elevation from Trusses 1 and2 2 towards the outer walls. The truss construction supports the central lantern, purlins and roof rafters.




Hardboards to the underside of the ceiling joists restricted access to truss 3,7 and 9. However a missing section of plasterboard revealed wet rot attack to the bearing end of the tie beam to Truss T7 and 6no adjacent ceiling joists.



Inspection of the remaining accessible timber revealed no signs of timber decay, however a spilt was noted to the tie beam to Truss 5 to the bottom face. The tie beam can be repaired with a stitches using countersunk stainless steel bolts.



**5.3 First Floor Offices**

**5.3.1 Floors**

Access was restricted due to the floor coverings and office furnishing

**5.3.2 Walls& Ceilings**

The new plasterboards ceilings and the dried lined walls generally appeared free from blemishes and signs of dampness.

**5.3.3 Roof Timber**

The exposed rafters, roof truss and purlins were inspected from within the office. The black-painted timbers appeared free from decay, although previous repairs were noted to the rear truss end where it enters the right-hand wall.

Cracking was noted to most of the truss tie beams, with the largest fissure visible in the rear truss. The cracks appear to be mainly shrinkage-related, likely due to the use of green timber during construction. They should be monitored, and if the splits continue to widen, stitched repairs may be considered to secure the natural fissures.





## 6.0 Windows

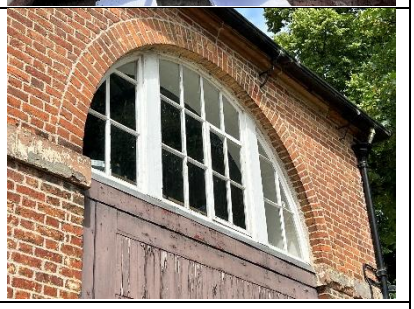
Inspection was carried out from the ground floor externally and internally to the second floor windows. Repairs have been carried out previously with renewal of frames, however a lack of maintenance has resulted in decay to the new timbers. Additional comments have been provided on the condition of the stable doors to the front elevation clearly affected by decay.

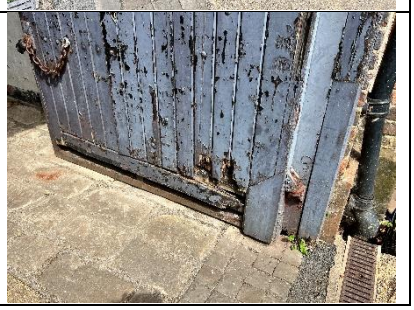
**Ground Floor Windows**

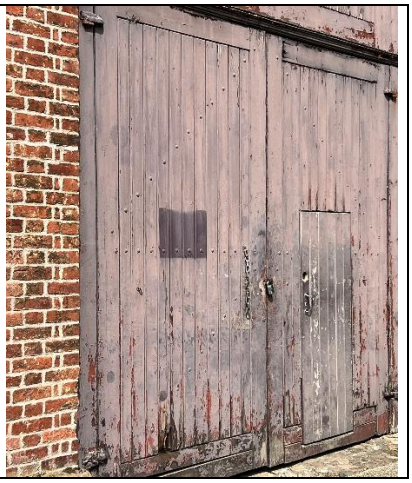
| Front Elevation | | | |
|---|---|---|---|
| Window Ref | Observations | Recommendations | Photo |
| GW01 | Wet rot attack to the cill and the bottom opening sash | Allow to renew the sill, check the bottom section of the frame and renew/repair the bottom opening sash. |  |
| GW02 | The bottom opening sash has been renewed. Wet rot to the windowsill. | Allow to renew the sill, check the bottom section of the frame during replacement. |  |
| GW03 | The silicon seal around the window is peeling back from the brickwork | No timber works recommended allow to renew silicon seal around window | |
| GW04 | Window previously renewed | No timber works recommended allow to renew silicon seal around window | |
| GW05 | Window previously renewed | No timber works recommended allow to renew silicon seal around window | |
| | | | |
| GW06 | Decay observed internally and externally to frame and sill | Retain the opening sashes, allow to enew the sill and check the bottom section of the side frame |  |

| | | | |
|---|---|---|---|
| GW07 | The window appears free from major decay, some minor works are required to silicon and the glazing putty. | Refurb window window with new silicon seal and replacement of missing putty |  |
| GW08 | The window appears free from major decay, some minor works are required to silicon and the glazing putty. | Refurb window window with new silicon seal and replacement of missing putty | |
| Right Hand Elevation | | | |
| GW09 & GW10 | Inspection restricted internally, no signs of serious decay | Refurb window window with new silicon seal and replacement of missing putty | |
| Rear Hand Elevation | | | |
| GW11 | The window has been renewed previously. Wet rot attack at the joint of the cill and window frame | Renew the window sill with hardwood and check the window frame |  |
| GW12 | The new window frame appears free from timber decay. | No recommendations |  |
| GW13 | Wet rot attack to the left-hand corner to the previous renewed window | Splice repair to the bottom left hand corner to the frame and sill |  |
| GW14 | Wet rot attack to both bottom corner to the frame and cill | Renew the sill with hardwood timber and splice repairs with the window frame |  |

| | | | |
|---|---|---|---|
| GW15 | The window frame has been renewed previously, poor joints at the sill has resulted in decay to the bottom corners | Renew the sill with hardwood timber and splice repairs with the window frame |  |
| GW16 | Heavy wet rot attack to the sill and the bottom corners of the frame | Renew the sill with hardwood timber and splice repairs with the window frame |  |
| Rear Hand Elevation | | | |
| GW17 | The new window frame appears free from timber decay. | No recommendations |  |
| GW18 | The original window has been renewed, a gap at the joint of the sill and the window frame is promoting decay with softness to the timber | Seal the open joint between the |  |
| GW19 | Similar gap at the base of the window will promote wet rot as noted to the rear elevation | Allow to renew sill with refurbishment of window |  |
| Inner Entrance | | | |
| GW20-G26 | The surfaces appeared in goof order with protection from the elements to the covered entrance | No recommendations | |

| First Floor Window Frames | | | |
|---|---|---|---|
| Window Ref | Observations | Recommendations | Photo |
| FW01 | General wear and tear to the glazing, wet rot attack in the bottom right hand corner observed internally. | Allow for splice repairs to the bottom frame and overhauling of the glazing bars |  |
| FW02 | The glazing bars and the putty showing sign of general wear | Overhaul the glazing bar and the window putty | |
| FW03 | Wet rot and woodworm attack observed internally and wet rot to the outside of the frame | Allow to fully refurb the window with a new frame |  |
| FW04 | General wear and tear to the glazing | Overhaul the glazing bar and the window putty |  |
| FW05 | From the ground floor inspection, the window appears in a fair condition | No recommendations |  |
| FW06-08 | Inspection restricted internally with previous repairs noted. The accessible sections appeared free from timber decay | No recommendations | |
| FW09 | Signs of minor wet rot to the internal face of boxing and softness to sill | Minior repairs with refurbishment to boxed section | |

| | | | |
|---|---|---|---|
| FW10 | Accessible section appears in satisfactory condition | No recommendations for decay |  |
| FW11 | Original opening sash, showing signs of wear. The frame has been renewed previously | Overhaul the glazing bar and window putty |  |
| FW12-14 | The window has been renewed and appeared free from decay. | No recommendations |  |
| Doors front Elevation | | | |
| Doors Ref | Observations | Recommendations | Photo |
| D1 | Wet rot attack to the bottom rail and matchboards to bottom door and the weather bar to the external bottom edge | Fully overhaul the doors with new treated timber |  |
| D2<br><br>Left door | Extensive decay to the side rails, bottom rail and the matchboard | Fully overhaul the doors with new treated timber |  |
| D2<br><br>Right door | Open joints to the lower door exposed timbers to weather with server wet rot attack to the lower 600mm of door | Fully overhaul the doors with new treated timber |  |

| | | | |
|---|---|---|---|
| D3 | Rot to the base of the door with further decay to the left-hand door frame | Fully overhaul the doors with new treated timber with repairs to the left hand door frame |  |

## 7.0 External Observations

A range of defects have been recorded in the appendix resulting in water ingress to the building promoting timber decay. These include

**Timber Gutters:** Large section of the timber gutters is showing signs of rot and leaking at the joint. A full overhaul of the gutters with aluminium or similar (subject to heritage consent) should be carried out to all existing timber gutters.

**Defective Roof Cover -**Slipped and broken slates and missing lead flashing to the ridges. Part of the roof have been replaced recent with breathable underfelt noted to several areas.

**Blocked Gullies to Hopper:** Saturated brickwork and vegetation growth were observed around the hopper head and joints in the central courtyard.

**Lantern**: From the ground floor, the matchboard at the base is clearly affected by wet rot. Allowances as a minimum should be made for renewal of the decayed boarding.

**External Timber Beam**: Spanning the main entrance a timber beam has been repaired to the right-hand bearing. The repairs look crude, with a new end fixed with two rods and resin. With a closer inspection the repair is stable, and the beam end is free from decay.



## 8.0 Summary

The stable buildings, comprising the café, offices, toilets and workshop, have previously been refurbished, including roof repairs and external joinery works. However, poor maintenance and failure of the roof coverings and rainwater goods have led to wet rot in several areas, as detailed in this report.

Previous window repairs appear to have been poorly executed, leaving gaps between the window cills and side frames that allow water ingress and subsequent decay. During repairs to the roof slating, leadwork and rainwater goods, additional attention should be given to the decayed lantern boarding and rotten stable doors.

Allowances should be made for timber repairs to the decayed wall plates in the archive roof and rear stable walls, as well as to the truss ends in the café and first-floor rooms above the offices.

Budget figures have been provided for the anticipated remedial works. Window repair costs should be obtained from a specialist contractor, ensuring the works prevent gaps forming at the base of the frames.

Robinsons hope this information is helpful. Should you require any further assistance, please do not hesitate to contact us.

Kind regards

[redacted]

**Warren Shepherd Surveyor AIWSC, CRDS, MIOSH**

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