Outlook

RE: AMP/45973 - Fletcher Moss Park Parsonage Greenhouse - Survey of boundary walls

From Sanju Salim [redacted]
Date Tue 12/08/2025 16:39
To Aidan Watson [redacted]
Cc Ryan Haseldon [redacted]

Hi Aidan,

Our main observation during the visit was that there are a number of buddleia plants growing out of the side of the wall which are jacking the masonry apart and causing the cracking on the greenhouse side along with the wall being covered with ivy up its full height, which may be hiding further defects.

Our recommendations would be:

- The brick courses built on top of the original coping stones (prior to greenhouses being built) will need to be removed and the greenhouse roof temporarily supported or the greenhouse structure removed, this section of wall will then need to be rebuilt to match the existing height.
- The coping stones will need to be removed and cleaned for reinstatement.
- Removal and treatment of all vegetation including ivy and invasive plants on neighbouring side of wall, extent of damage to wall is unknown until the vegetation is removed, therefore some sections of the wall could need to be rebuild.
- The walls on both sides of the greenhouse will need to have their joints racked out and repointed with a lime mortar once the vegetation has been removed. A lime-based mortar should be used to repoint all the wall, this will allow the wall to breathe through the mortar joints, therefore reducing the amount of damage in the future.
- All damaged and spalled bricks will need to be removed and replaced with new to best match the existing.
- High level wall adjacent to greenhouses requires removal due to invasive plants pushing wall upwards that could lead to future collapse of top 6-8 courses wall. This brickwork should be removed, and a coping stone installed; capping installed so to best match the height of the wall inside the greenhouse.
- The section of damaged brick wall around the door opening between the Old Parsonage and the Lodge needs to be removed and rebuilt.
- This would involve removing the existing coping stones, timber door and door frame for reinstatement, removing all damaged and affected bricks around the opening and rebuilding the wall with new bricks to match the existing wall. A new precast concrete lintel should be installed in place of the rusting steel lintel.

I believe Ryan has the photographs from our visit; we can have a discussion with him once he's back from his leave.

Thanks and regards

Sanju Salim
Structural Engineer, Capital Programmes, Manchester City Council

[redacted]
Website: https://www.manchester.gov.uk

From: Aidan Watson <[redacted]
Sent: 06 August 2025 15:55
To: Sanju Salim <[redacted]
Cc: Ryan Haseldon <[redacted]
Subject: Re: AMP/45973 - Fletcher Moss Park Parsonage Greenhouse - Survey of boundary walls

Hi Sanju / Ryan,

Following your site visit to inspect the wall, I'd be grateful if you could provide a short email report outlining your recommendations for the remedial works.

Regards,

Aidan Watson BSc (Hons) MRICS
Senior Building Surveyor
Capital Programmes and Procurement
Growth & Development

[redacted]

Postal Address:
Capital Programmes and Procurement
Growth & Development
Manchester City Council
PO BOX 532 Town Hall
Manchester
M60 2LA

Office Location:
Level 8 Town Hall Extension
St Peters Square
Manchester
M2 5HD (sat nav)

From: Sanju Salim <[redacted]
Sent: 15 July 2025 13:48
To: Aidan Watson <[redacted]
Cc: Ryan Haseldon [redacted]>
Subject: FW: AMP/45973 - Fletcher Moss Park Parsonage Greenhouse - Survey of boundary walls

Hi Aidan,

Can you have a look if this is the wall we're surveying today?

Thanks and regards

Sanju Salim
Structural Engineer, Capital Programmes, Manchester City Council

[redacted]

From: Sanju Salim
Sent: 19 November 2024 13:22
To: Kath McVicker <[redacted]
Subject: AMP/45973 - Fletcher Moss Park Parsonage Greenhouse - Survey of boundary walls

Hi Kath,

I attended the boundary wall behind the greenhouse at the Old Parsonage at Fletcher Moss on Thursday 14th November with my colleagues Ryan Haselden and Ian Doughty. We were able to access both sides of the wall and have the following observations and recommendations.

Observations:
Greenhouse side:

- The paint was peeling in various locations along the length of the greenhouse. This has deteriorated since Rob's survey in March 2022, and appears to be due to dampness in the mortar/ bricks behind (Photo 20241114_132108 attached).
- A small amount of vegetation was growing out of the wall.
- There was widespread cracking at high level, tracking along the mortar joints (Photo 20241114_132210 attached).

Philip Godlee Lodge (PGL) side:

- There are a number of buddleia plants growing out of the side of the wall which are jacking the masonry apart and causing the cracking on the greenhouse side (Photos 20241114_133117, 20241114_133032 and 20241114_133615).
- The wall is covered with ivy up its full height, which may be hiding further defects.
- All vegetation looks a lot more mature than in the photos appended to the March 2022 report.

Recommendations are all the same as in the March 2022 report as none of them appear to have been actioned- these have been copied and pasted below:

- The brick courses built on top of the original coping stones (prior to greenhouses being built) will need to be removed and the greenhouse roof temporarily supported, this section of wall will then need to be rebuilt to match the existing height.
- The coping stones will need to be removed and cleaned for reinstatement.
- Removal and treatment of all vegetation including ivy and invasive plants on neighbouring side of wall, extent of damage to wall is unknown until the vegetation is removed, therefore some sections of the wall could need to be rebuild.
- The walls on both sides of the greenhouse will need to have their joints racked out and repointed with a lime mortar once the vegetation has been removed. A lime-based mortar should be used to repoint all the wall, this will allow the wall to breathe through the mortar joints, therefore reducing the amount of damage in the future.
- All damaged and spalled bricks will need to be removed and replaced with new to best match the existing.
- The rainwater goods including gutters and rainwater pipes should be cleaned and repaired as a matter of urgency.
- All outlets and gullies to the perimeter of the greenhouses and close by structures should be regularly checked to ensure they are free from debris and blockages and free flowing.
- High level wall adjacent to greenhouses requires removal due to invasive plants pushing wall upwards that could lead to future collapse of top 6-8 courses wall. This brickwork should be removed, and a coping stone installed; capping installed so to best match the height of the wall inside the greenhouse (see photo No.6 in photographic schedule)

Note that the door opening between the Old Parsonage and PGL was not inspected, but it is assumed that the recommendations have not been actioned either:

- The section of damaged brick wall around the door opening needs to be removed and rebuilt soon.
- This would involve removing the existing coping stones, timber door and door frame for reinstatement, removing all damaged and affected bricks around the opening and rebuilding the wall with new bricks to match the existing wall. A new precast concrete lintel should be installed in place of the rusting steel lintel.
- The rainwater goods including gutters adjacent to the wall should be cleaned and repaired as a matter of urgency.

Thanks and kind regards,

Sanju Salim
Structural Engineer
Capital Programmes & Procurement
Corporate Core Directorate
Manchester City Council

[redacted]

Postal Address:
Capital Programmes and Procurement
Corporate Core Directorate
Manchester City Council
PO Box 532 Town Hall
Manchester
M60 2LA

Office Location:
Level 8, Town Hall Extension
Lloyd Street
Manchester
M2 5HD

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