

Bagnall Court

Greenway, Northenden, Wythenshawe, Manchester M22 4LT.

Structural Survey & Ongoing Structural Safety

A survey was undertaken in September 2017 via qualified and competent structural engineers 'WML Consulting' to survey the building in respect of the possibility of being a 'Large panel system'. It was noted that the building is not LPS and is an in-situ concrete frame with masonry/lightweight cladding to all floors.

A recent non-invasive structural survey carried out by Michael Dyson Associates in October 2023 saw access to all communal areas and three flats. The report advised that there is a very low risk of surface water/ rivers and flooding from reservoirs or groundwater is unlikely in the area.

The walls are made up of 170mm concrete inner leaf with 20mm finishes, 35mm insulation and 102 outer brick leaf, and cavity insulation was installed with the latest spandrel replacement work.

The survey noted some signs of staining and moss growth to masonry and concrete with some spalling in areas. There is mildly corroding steelwork, a horizontal crack in the lift motor room roof. The roof was being renewed at the time of the survey and the areas of standing water underneath the existing covering could be seen where ingress was likely to be.

The telecommunications building on the roof is additional to the original design and it is not known if the original building owner obtained a structural loading survey for the design.

Issues particular to the building

The building has a single staircase which could cause a 'Bottleneck' effect on evacuation and therefore the alarm system has been configured to allow the fire service to evacuate on the floor the fire is on as well as one above and one below but also to carry out a simultaneous evacuation should the need arise.

Recommendations from the structural report are to carry out further investigations to verify the roof slab, primary and secondary structure/ carry out a roof -load assessment / investigate balcony handrails, fixings on the roof and wall ties and various structural defects picked up in the survey. There is also a recommendation to undertake trial pits and ground radar surveys to determine the foundation type. All of the recommendations are being prioritised according to risk and will be factored in to future programmes.