



Ancoats Dispensary
Summary Condition Report

31 January 2020

Buttress



Ancoats Dispensary

Summary Condition Report

Prepared for:

Great Places Housing Group

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1 Introduction

The following report has been written following concerns raised over the condition of the Ancoats Dispensary building. Inspections were made from the scaffold, whilst hi-resolution photography and a drone survey was undertaken. This allowed a detailed picture of the interior of the building to be established without human access inside what is clearly a dangerous structure.

NOTE: the biggest risk in accessing the structure is the unstable floors and unconsolidated debris at low level. There is also a lower risk of falling masonry from unconsolidated wall tops. As such it is not safe to access the building without utilising top down rope access.

2 Summary

The condition of the remains of the Ancoats Dispensary remains stable, largely due to the complex scaffold which is restraining the structure. Whilst there are some minor works required to consolidate the wall tops, the largest danger to anyone accessing the site is the perilous nature of the ground floor floors internally. Considering all of the above, the following summary recommendations are made:

- Immediate removal of vegetation and loose bricks
- Additional cappings to exposed wall tops
- Renew protection to window heads



3 Scope of the Report

This inspection was undertaken over the week of Monday 13th January by Neal Charlton, BA(Hons) DipArch MArch RIBA AABC - Director of Buttress Architects following access being granted by Manchester City Council under licence. It was a visual inspection only and no opening up work was undertaken. It was the first inspection of this building undertaken by the author. It was the first inspection of this building by the practice. It should be noted that earlier inspections were made by Scott Hughes Structural Engineers who advised on the deterioration of the fabric over recent years. Please refer to their report for more information on this matter.

The recommendations of this report must not be used as a specification for repair, which will, if needing the supervision of the architect be mentioned later in the report. It should be noted that such works may also need District Consent. Builders should not be allowed to work on the building unless the scope of their work has been agreed with the architect and this report should not be given to them as a specification. It is likely that some of the recommendations of this report will require further consents, such as District Consent, Local Authority Building Control approval or Planning consent. The author of this report would be happy to advise and assist the church if required.

Where defects are recorded in this report, before remedial work is undertaken the cause, which sometimes may not be obvious, needs to be established. This is to ensure that underlying problems are not overlooked.

This is a summary report only, it is not a specification for the execution of the work and must not be used as such. The architect is willing to assist the client in applying for Listed Building Consent for significant works, as may be required to comply with planning legislation.

Assessment of the condition of the building has been made from the high-level perimeter scaffold only. It has not been possible in preparing this report to inspect woodwork or other parts of the structure which are covered, unexposed or inaccessible and it is therefore not possible to report that any such part of the property is free from defect. Analysis of defects in reinforced concrete, high alumina cement, asbestos or other similar products etc. has not been undertaken. It is therefore not possible to state that the property is free from hazardous materials. If there is thought to be a problem with such materials it may be necessary to commission further reports, perhaps from other consultants.

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4 Description and Materials

Ancoats Dispensary is the shell of a brick building with stone detailing. It is restrained by a large structural scaffold which is currently stabilizing the walls. The roof and the tower have been dismantled. The tower is currently stored in Grey Mare Lane Police Station.

5 Stored elements at Grey Mare Lane Police Station

Further to the site inspections, inspection of the stored items at Grey Mare Lane Police Station were made on Friday 24th January 2020.

There are large amounts of architectural salvage in the former Grey Mare Lane Police Station basement. These are on over 40 pallets and are an assortment of bricks, tiles, stone features and other salvaged elements. Larger items include roof trusses and a water tank. Whilst all pallets are neatly stored, and some numbering was evident, items were sorted by material type, with no evidence of a 'plan' of how to put it back together.

Having reviewed the pallets and historic photos, it appears that not all of the materials to reconstruct the tower are stored.

All pallets are clearly labelled with "Ancoats Dispensary any queries Please Contact Richard Munns 0161 245 7226." I have taken a number of photographs, but these were taken in the basement by torchlight.

It should be noted that the building is currently being prepared for demolition. Whilst this may take 'months not weeks' an alternative location for the stored items is required.

It is our opinion that efforts could be made to utilise the materials to form a reconstruction of the tower, any missing elements would need to be sourced.



6 Recommendations

The following recommendations are split into three categories:

- Works to be carried out immediately
- Works to be carried out in the next six months
- Works to be carried out in the long term

The works in the first two categories – i.e. works required to stabilise the building in the medium term are illustrated on the drawings in the appendix. These drawings use the same lettered recommendations and illustrate the scale and scope of the recommendations.

7 Works to be carried out immediately

There are a number of works which are recommended to be carried out immediately. These are required to ensure the building does not continue to rapidly deteriorate. Additional works to improve the Health and Safety of this vacant site are also included on this category. The works that have been identified under this category are:

- a. All vegetation to be removed from top 1.5 meters of all walls via roped access. These should then be repointed if mortar is disturbed.
- b. All loose bricks to be removed from internal walls via roped access.
- c. Exterior hoarding to be increased in height to avoid trespass to a height of 3.5 meters.
- d. Relocation of stored items – currently in Grey Mare Lane Police Station (about to be demolished) to a suitable secure location.

8 Works to be carried out in the next six months

There are a number of items which have been identified as needing to be carried out in the next six months to further reduce the risk of deterioration to the building fabric. The works that have been identified under this category are:

- e. Scaffold to be adjusted to allow safe access to all wall tops (stepped or ladder access over ladder trusses).
- f. New precast concrete cappings to be added to exterior walls that are not capped as indicated on the drawings.
- g. Renew the protection to window heads which is now heavily worn.

9 Works to be carried out in the long term

Further works are recommended to ensure that the building fabric does not deteriorate in the long term. These recommendations further stabilise the structure and protect the fabric from the elements. The works that have been identified under this category are:

- h. Removal of all timber windows and timber debris to the interior to avoid dry rot/fire load.
- i. Consolidation of all walls to allow removal of the scaffold.
- j. Removal of debris to the interior.
- k. Reconstruction of elements (central tower) currently in storage.

As part of the survey, Scott Hughes have provided a supporting design note, and all of the drone/measured survey information will be available with the recommendations for the works to be carried out.

10 Conclusion

It is recommended that the works which are required in the short and medium term are undertaken in a single package if at all possible, to take advantage of a contractor managing the works. These works should be overseen by a competent conservation accredited architect or surveyor. Whilst the works are like for like repair works as have previously been undertaken, it is recommended that these works are discussed with the conservation officer at Manchester City Council. It is our opinion that the works will not require listed building consent.

Health and Safety Risk:

It should be noted that the building and particularly the debris at low level, and fragile floors below as well as loose wall tops to internal walls are a significant risk to life for anyone entering the building. It is essential that trained operative using roped access are used to carry out the works. These should be done following the appropriate scaffold adjustments to facilitate the works.

Neal Charlton | Director
Buttress Architects
January 2020



11 APPENDIX – ANNOTATED DRAWINGS



Key:

- a. Remove vegetation from wall tops throughout.
- b. Remove loose bricks from inner wall tops. (approx. 150 linear meters)
- c. Increase site hoarding to 3.5m throughout perimeter. (approx. 150 linear meters)
- d. Re-blocate stored items (please refer to report)

- e. Scaffold adjustments to ensure safe monitoring and repairs (6 locations)
- f. Additional pre-cast concrete cappings. (approx. 45 linear meters)
- g. Renew protection to window heads. (approx. 65 linear meters)

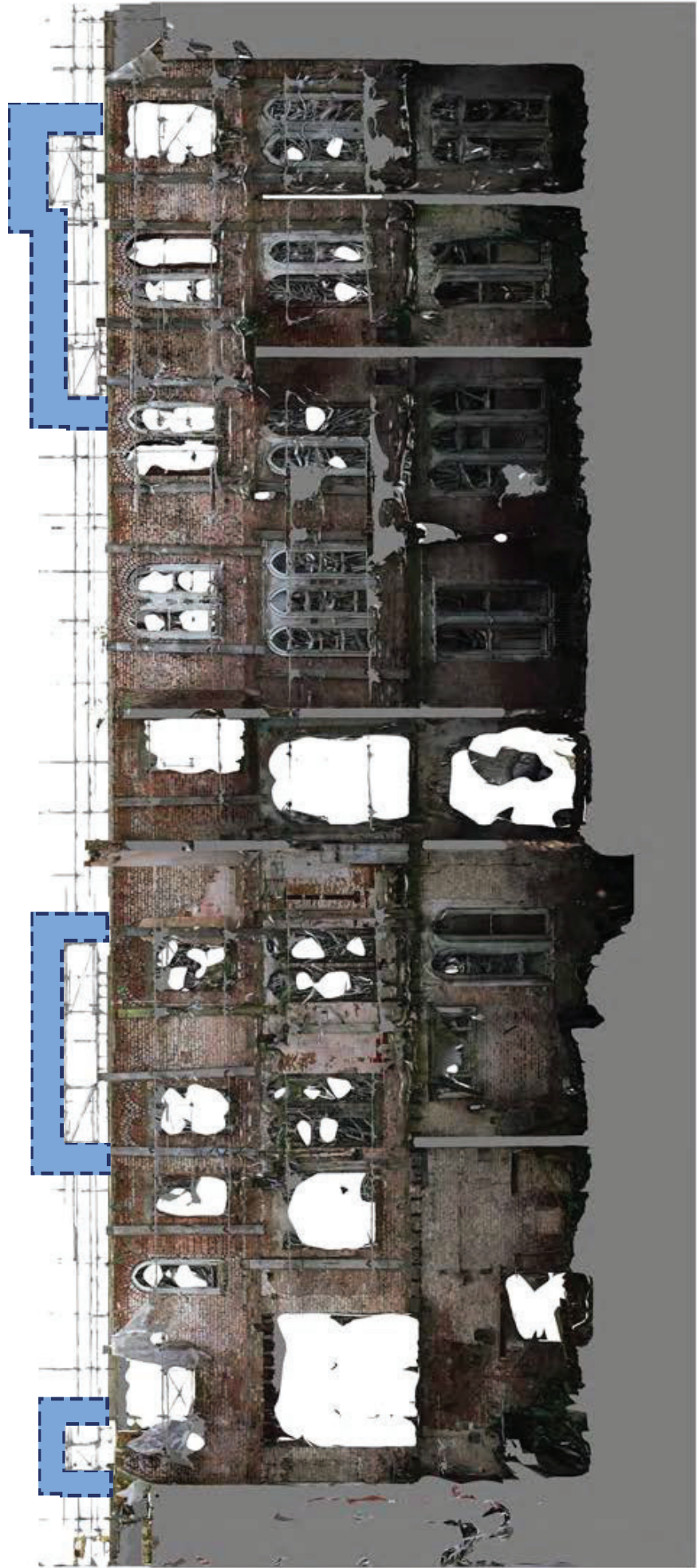


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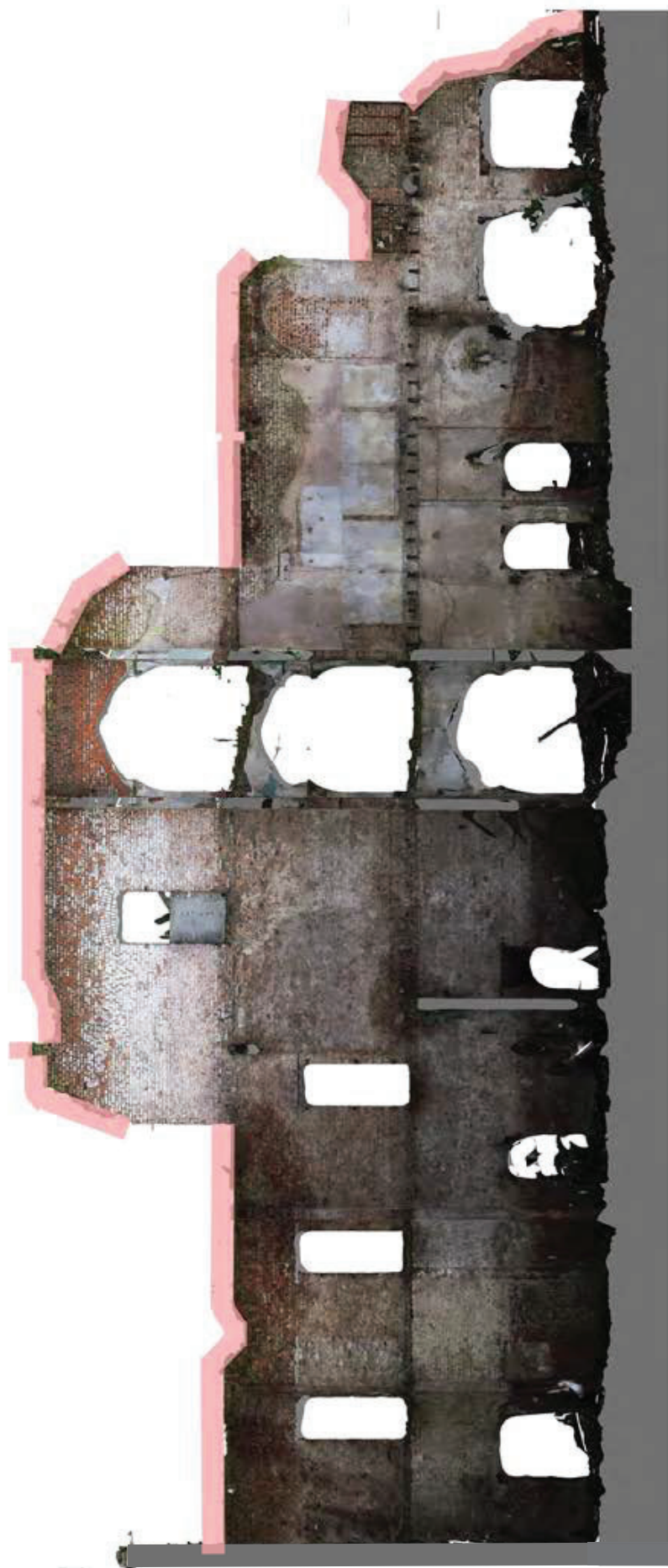


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