



Ancoats Dispensary Condition Survey

Great Places

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1.0 Introduction

- 1.1 Scott Hughes Design (SHD) has been appointed by Great Places to prepare this Condition Survey to support the refurbishment and restoration of the historic Ancoats Dispensary Building. The site is located on Old Mill Street, Manchester opposite the newly completed Weavers Quay apartment building. (See Figure 1 below) The purpose of the report is to ascertain the current structural condition of the existing building and to assess the potential to be incorporated into the new development.
- 1.2 This Condition Survey has been commissioned by Great Places and Buttress Architects and is specific to their interests in the development proposals as described above. This report may not be assigned.
- 1.3 The report has been commissioned to identify any structural and civil engineering related issues associated with the existing building and any likely constraints that could be imposed on the future development.

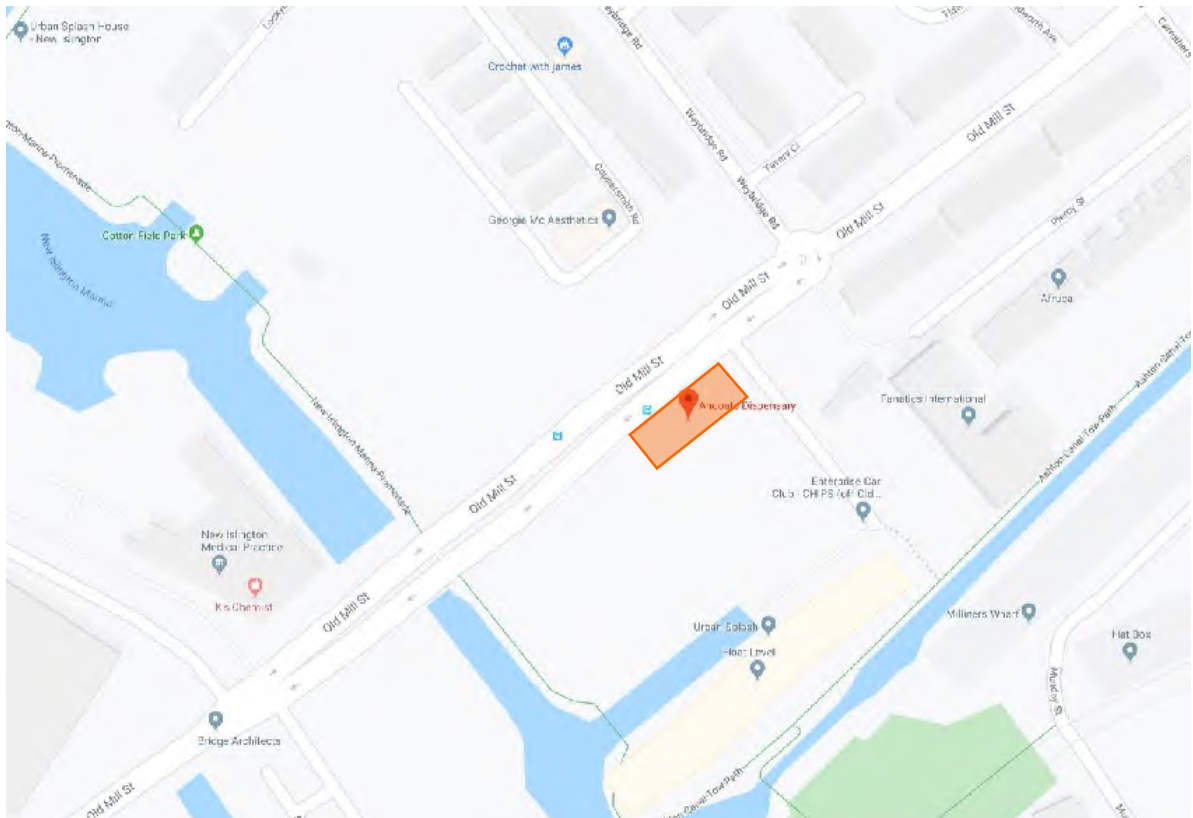


Figure 1: Site Location

2.0 Development Description and Location

2.1 Site Location

The site is referenced in Table 1, and a site location map is provided above (Figure 1).

Table 1: Site Referencing Information

Item	Brief Description
Site name	Ancoats Dispensary, Manchester
Site address and location	Old Mill Street Manchester M4 6EB
Council Area	Manchester City Council
Approximate Grid Reference	OS: 385450E, 398429N SJ 85450 98429
General Locality	The site is situated within Manchester City Centre.

2.2 Existing Site Description

- 2.2.1 The site is currently unoccupied and is being maintained by Manchester City Council. The building had deteriorated rapidly from 2010, including a partial demolition taking place which included the removal and storage of the historic tower. From 2013 addition scaffolding and façade retention have been installed to prevent further collapse of the structure and to allow the building to survive until refurbishment/redevelopment can take place. Great Places Housing Group are currently developing proposals to repurpose the building for social housing which will hopefully enable this historic piece of Manchester to be saved for future generations.
- 2.2.2 The site is bound by Old Mill Street and Lampwick Lane to the North and East respectively. To the west is a new residential development by Manchester Life Development Company.
- 2.2.3 Site History as shown in Figures 2 and 3 is largely of the Ancoats Hospital development with a mill and works to the east side of the site. A former canal arm also came close to the rear of the building in the past which has since been backfilled. The existing building was constructed sometime between 1872-1874 based on the historic maps available.

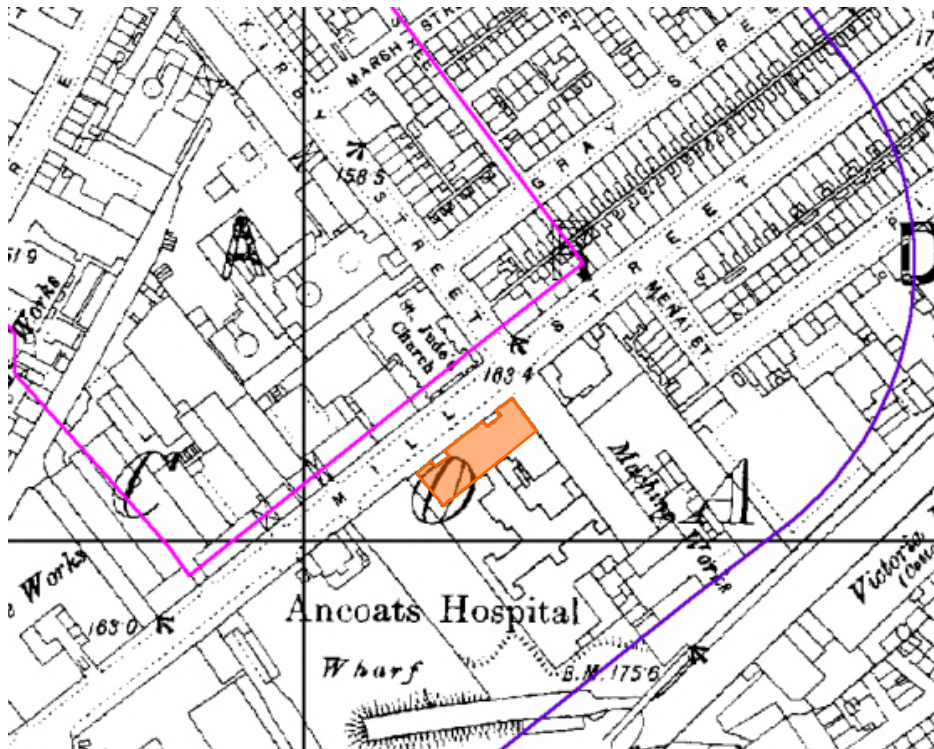


Figure 2: Site Location 1893

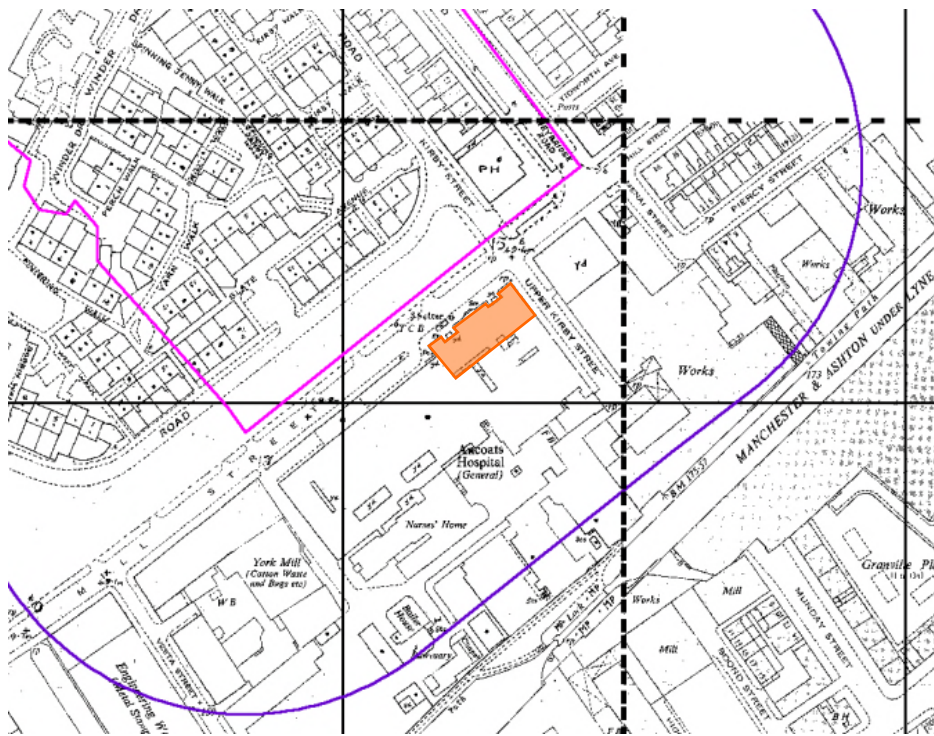


Figure 3: 1958 Wider Hospital developed

2.3 Existing Building Construction and Current Condition

- 2.3.1 The form of construction of the Dispensary is load bearing brickwork masonry walls of various thickness consisting of a cavity with possible steel or iron wall ties. There are also hidden flues within the walls that can lead to a deceptive perception of thickness. Following the removal of the roof and floors the condition of the walls has deteriorated drastically. The plan in figure 4 below shows the location of each of the photographs taken to highlight the existing status and structural condition. The building is not safe to access internally due to rotten and partially collapsed floors and a serious quantity of needles contaminating the site. Access has been provided from the street and high-level scaffold only and as such there are areas of the building it has not been possible to survey.
- 2.3.2 The primary issue of concern for the existing building is the stability of the masonry walls. These have been secured around the perimeter by scaffold but internally the walls have loose bricks and vegetation growth that would provide a danger to anyone accessing the building. The scaffold has recently been strengthened so there is minimal danger of external collapse, but the internal walls could potentially collapse within the building footprint.

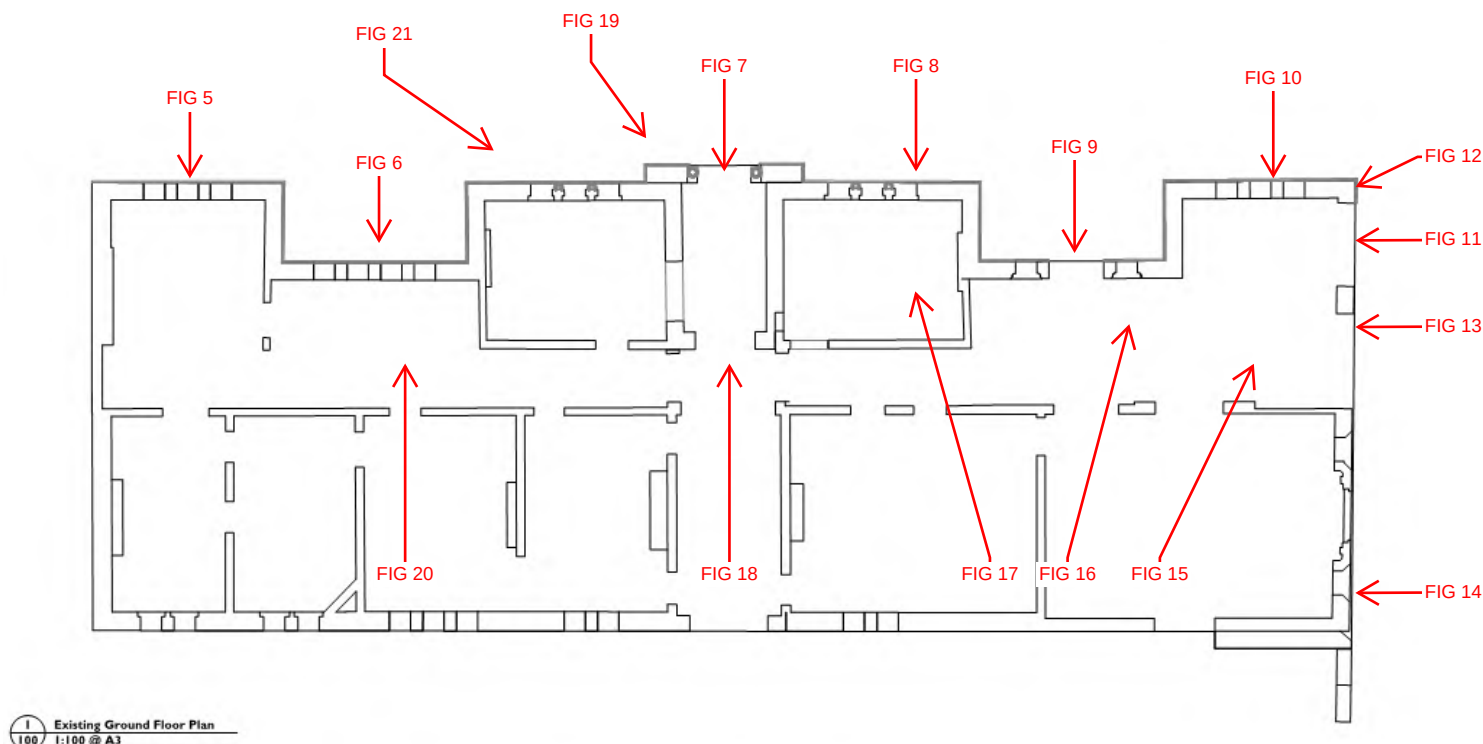


Figure 4: Photograph Key Plan



Figure 5: Old Mill Street



Figure 6



Figure 7: Old Mill Street Main Entrance



Figure 8



Figure 9

STEPPED CRACK EXTENDING VERTICALLY THROUGH WALL. CRACKING LIKELY CAUSED BY MOVEMENT DURING DEMOLITION AND/OR COLLAPSE. REPEATS ON RETURN CORNER. SEE FIGURES 11 AND 12.



FAILED RAINWATER GOODS AND STAINING

Figure 10



STEPPED CRACK EXTENDING VERTICALLY THROUGH WALL. CRACKING LIKELY CAUSED BY MOVEMENT DURING DEMOLITION AND/OR COLLAPSE. SEE CLOSE UP IN FIGURE 12 BELOW

Figure 11

CLOSE UP OF VERTICAL CRACK



Figure 12



Figure 13



Figure 14



Figure 15: Internal Elevation Lampwick Lane

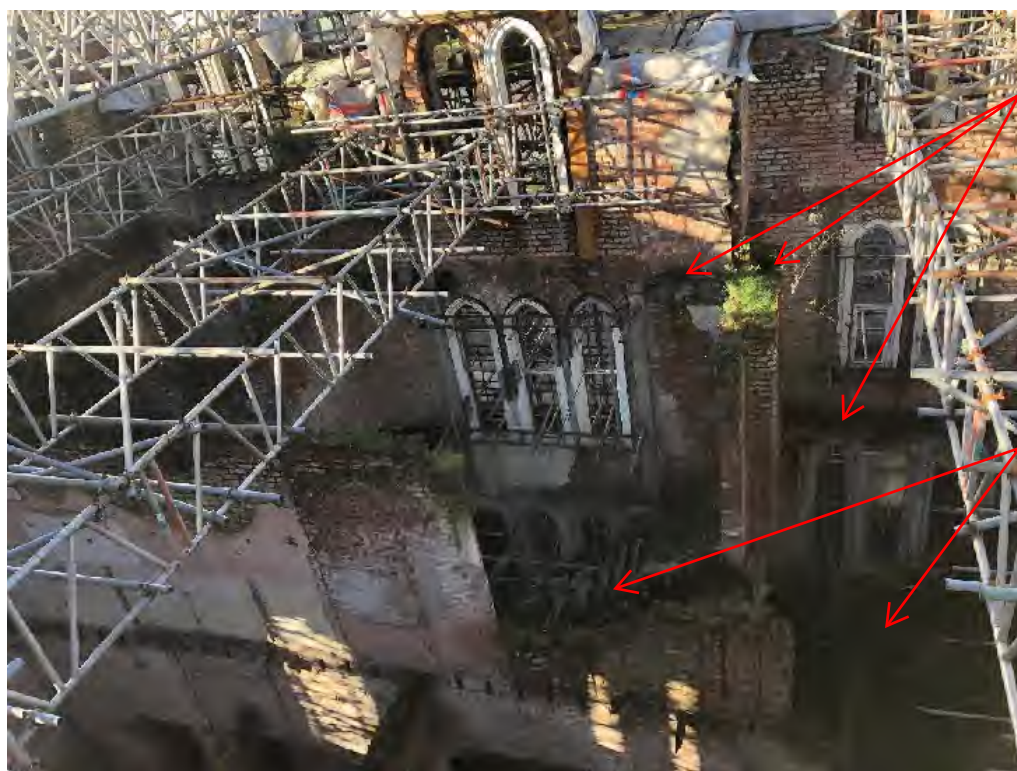


Figure 16: Old Mill Street Internal



LOOSE BRICKS
PRESENTING RISK OF
INJURY TO ANYONE
ACCESSING THE
INTERNAL STRUCTURE

Figure 17



LOOSE BRICKWORK

VEGETATION GROWTH

Figure 18: Internal view through to entrance area



Figure 19

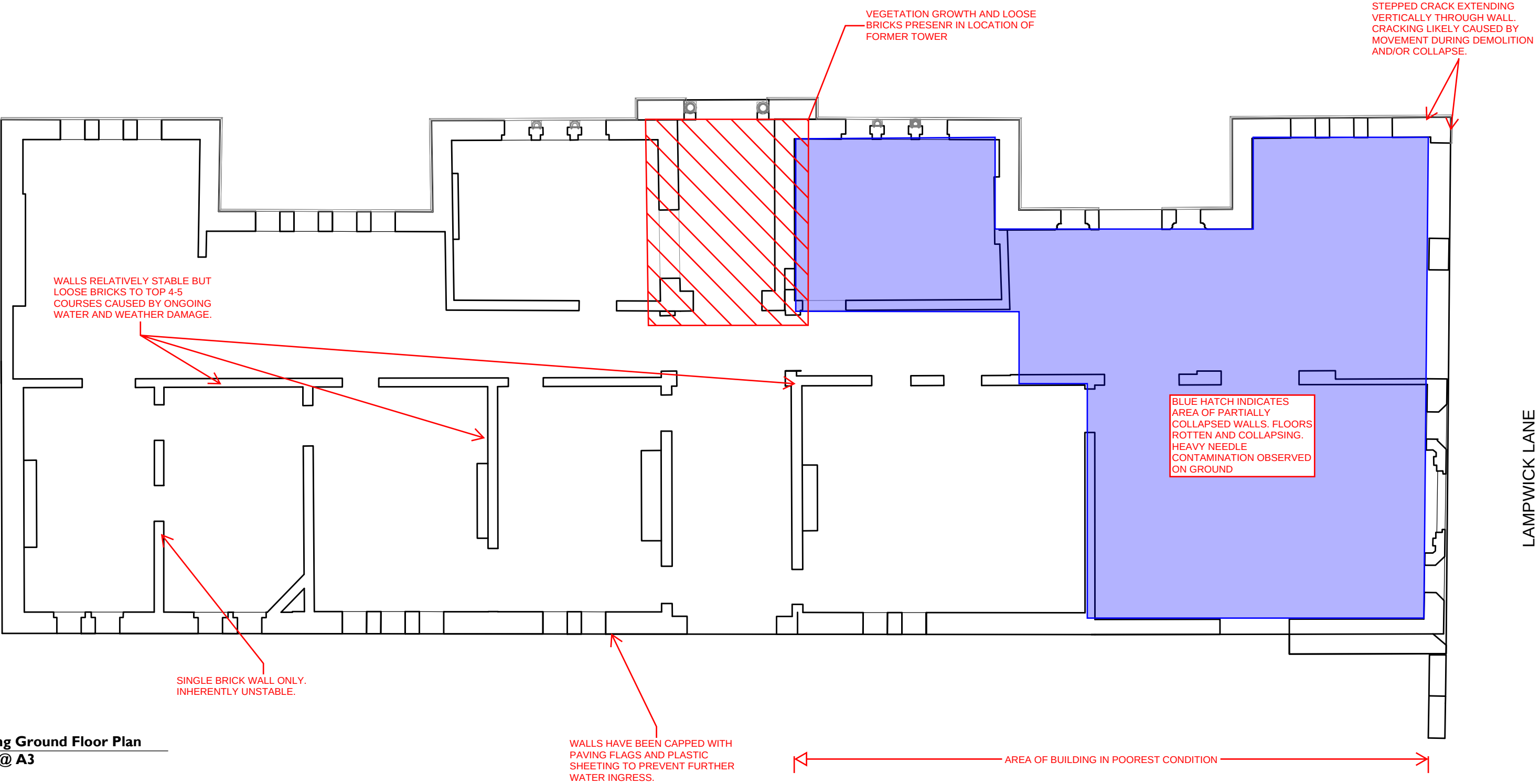


Figure 20: Jersey Street Boundary Wall - Historic Arches



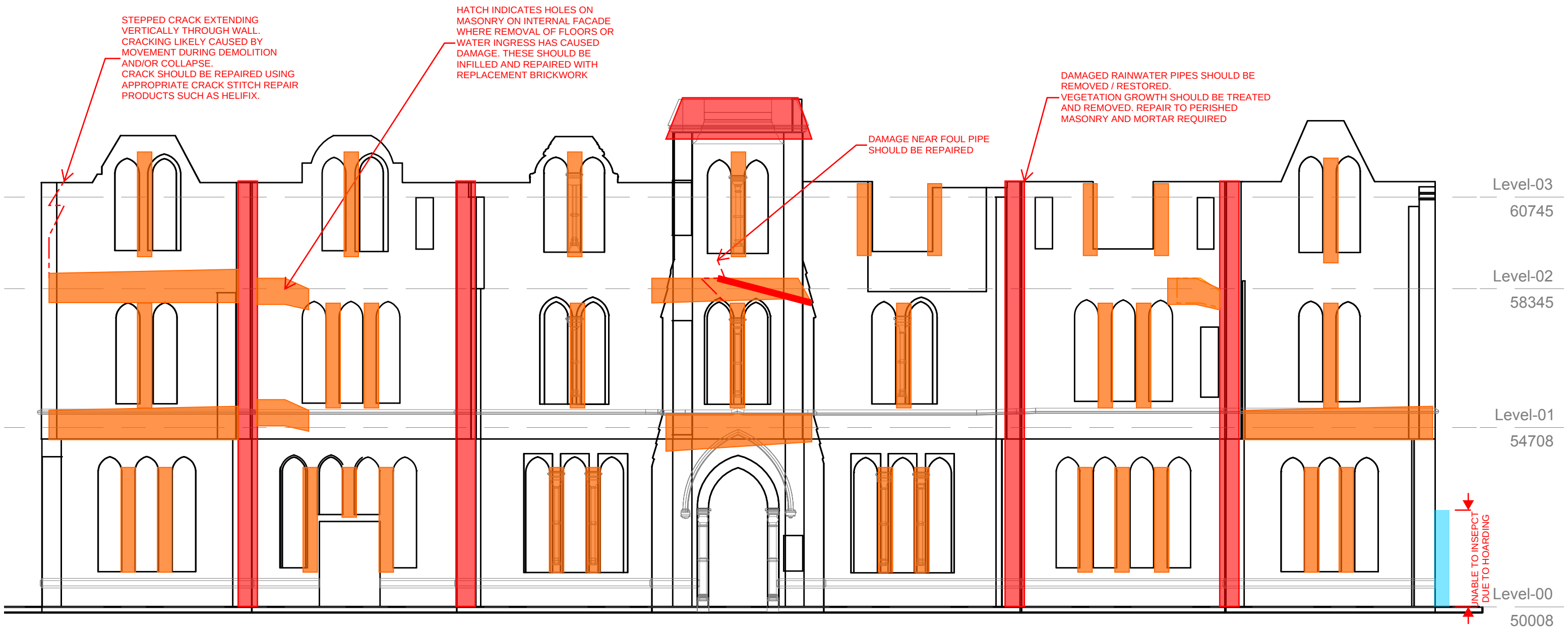
Figure 21: View from Old Mill Street

OLD MILL STREET



I Existing Ground Floor Plan
100 1:100 @ A3

FIGURE 22



I Existing North West Elevation
110 1:100 @ A3

- REPAIRS/REPLACEMENT TO BRICKWORK REQUIRED ON INTERNAL ELEVATION
- REPAIRS/REPLACEMENT TO BRICKWORK REQUIRED ON EXTERNAL ELEVATION

FIGURE 23

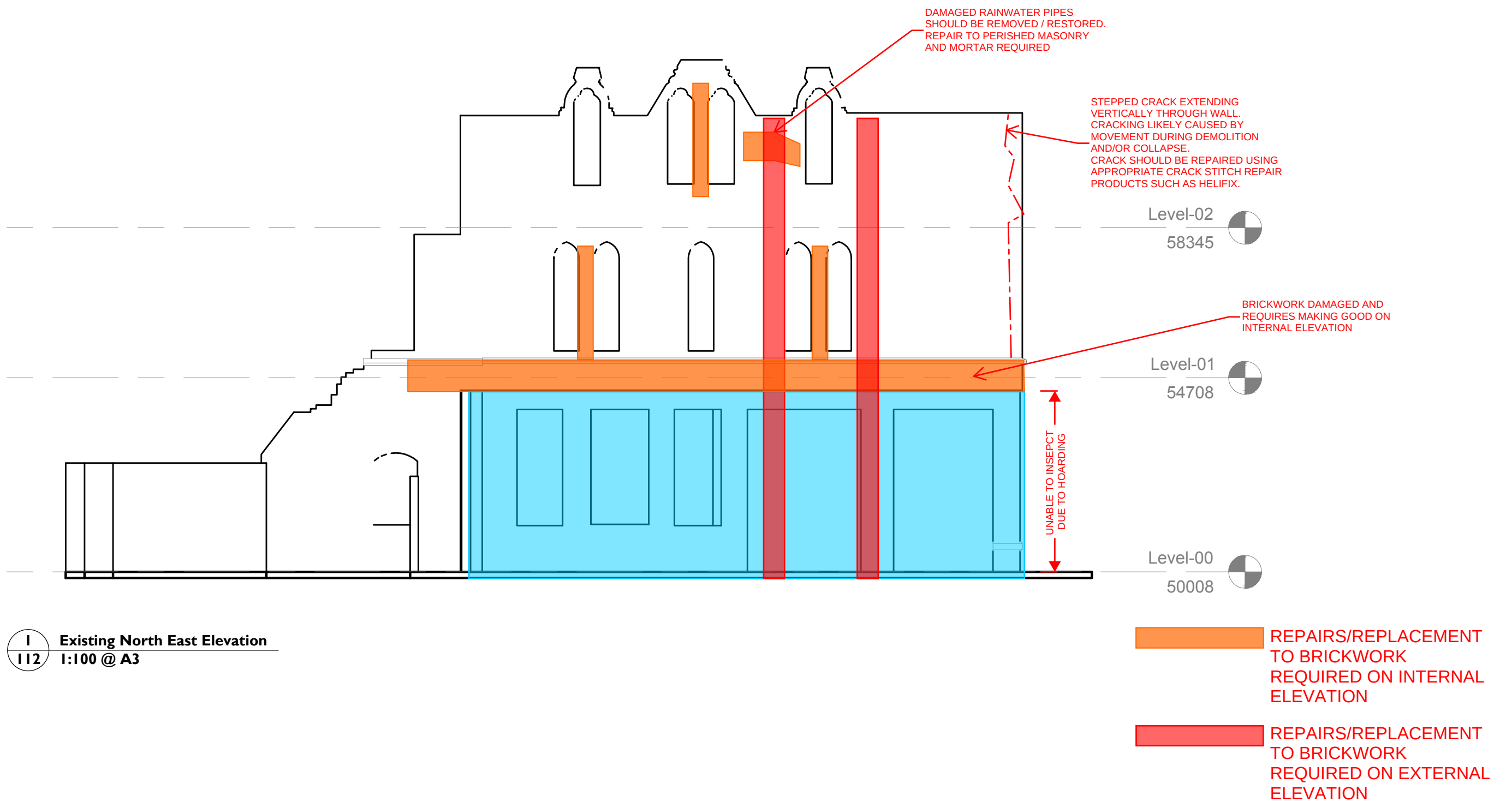


FIGURE 24

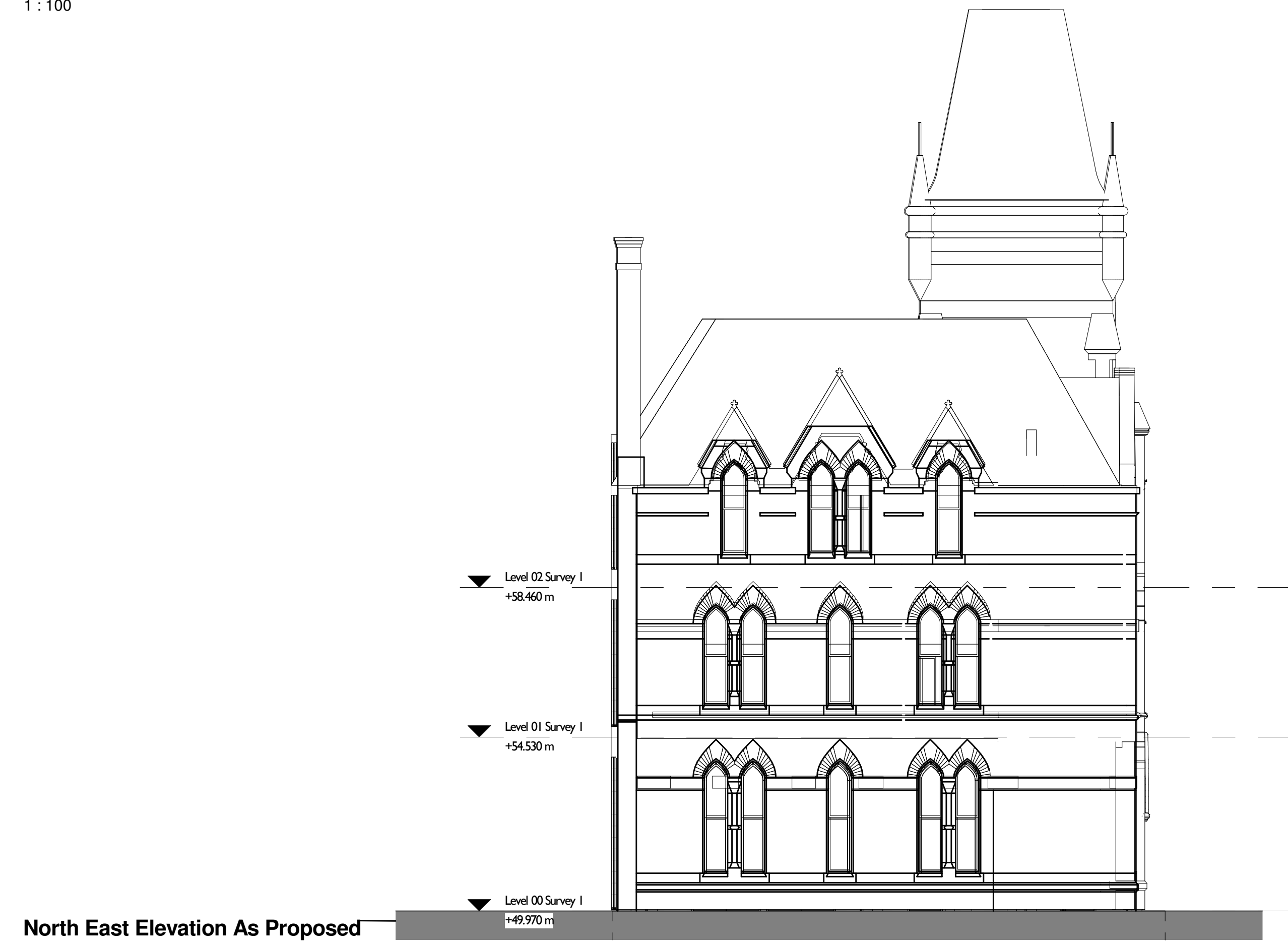


FIGURE 25: ORIGINAL ELEVATIONS

3.0 Conclusions & Recommendations

3.1 Overall Building Condition

3.1.1 The primary structure of the building is currently kept stable and in place by the perimeter façade retention scheme. Should this be removed, without further structural intervention, the building will be at risk from collapse.

3.1.2 The building has the potential, however, to be restored by utilising a façade retention scheme and constructing a new structural frame within the footprint to tie the masonry back and provide permanent restraint. It is thought to be cost prohibitive to carry out a traditional restoration without this approach due to the cost of temporary works that would be required in order to facilitate the safe construction of new floor systems and roofs.

3.1.3 The Old Mill Street and Lampwick Lane elevations are in reasonable structural condition on their external faces. Internally they require more repair due to damage caused by demolition and collapses of recent years. The defects observed on the internal and external faces are noted on Figures 5 to 24. The defects, many of which repeat across the other building walls, are summarised as follows:

- All areas of eroded mortar should be repointed
- All voids in the masonry walls should be infilled with brickwork. These are typically on the internal elevations where floors and beams etc have fallen or been removed
- The significant stepped crack extending vertically through the corner of the north external wall should be repaired using appropriate crack stitch repair products such as Helifix
- Remedial cavity ties should be installed through mortar joints to replace any corroded original ties
- Vegetation growth, namely Buddleia, is present numerous areas and should be treated and removed to stop further damage to the masonry. Local repointing/re-bedding of brickwork should be carried out to make good after raking out perished mortar
- Rainwater goods should be removed and repaired/replaced with all fixings made good and water staining and damage repaired
- Window heads and mullions require repair internally where frames have collapsed and dislodged and loosened adjacent brickwork

Please note this is not an exhaustive list of defects and is based on non-intrusive visual inspection without full access to the facades.

3.1.4 Once a proposed scheme is finalised and the extent of retention / demolition works agreed, further specialist inspection and investigation should be organised to determine a detailed scope of repair works.