



25599

Structural Opinion – Unsafe Condition and
Recommended Demolition of
65 & 67 Little Lever Street, 25 & 27 Holdsworth Street
and 56 & 58 Lever Street. Manchester.

PMH/KLH

Brunel House Milnrow Rochdale OL16 3NJ

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STRUCTURAL ENGINEERS REPORT

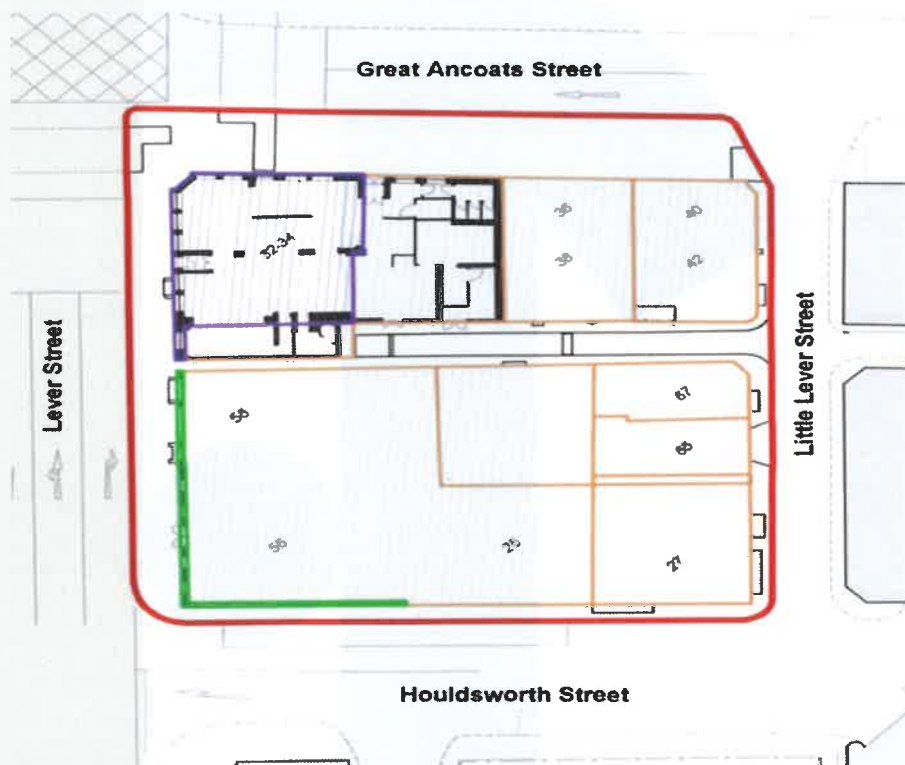
Development Management
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

25599/PMH/KLH
9th October 2025

Dear Sir/ Madam,

**Structural Opinion – Unsafe Condition and Recommended Demolition of
65 & 67 Little Lever Street, 25 & 27 Holdsworth Street
and 56 & 58 Lever Street. Manchester.**

We have carried out a review of the above properties, which comprise disused commercial premises of traditional loadbearing masonry construction. Each building includes a basement level. Numbers 65 and 67 Little Lever Street are two-storey with basements, while other buildings are four/five-storey structures incorporating timber floors and traditional slated roofs. All buildings are vacant, unused, and in a poor and deteriorated state of repair. A basic plan is shown below



Continued . . .

Brunel House
63 Dale Street
Milnrow
Rochdale
OL16 3NJ

Continued. . .

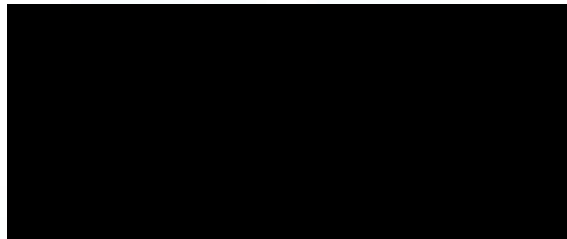
A previous structural report was prepared by AKII following inspections in September 2024 and August 2025, which condemned the buildings as unsafe. This matter was reported to the Health and Safety Executive (HSE). Our own inspection confirms those findings. A copy of this report is attached.

Significant structural distress is evident throughout, including partial roof collapses, unsafe and collapsed timber floors, loose and unstable masonry, and damp and deteriorated basement structures. Access was undertaken with great caution due to the high risk of further collapse, as recorded in the attached photographic evidence.

The demolition of these buildings is imperative both for reasons of public safety and to enable future redevelopment of the site. To safely access the area, demolition should commence at the corner of Holdsworth Street and Little Lever Street, facilitating controlled removal of the internal structure while retaining the designated façades in accordance with the development proposal. All demolition will need to be by remote means. A demolition method statement reflecting this is attached.

In conclusion, it is our professional opinion that the buildings are dangerous, structurally unsound, and beyond reasonable economic repair. We strongly recommend that demolition be undertaken as soon as practicably possible, as leaving the properties in their current condition will present a serious risk to public safety, with the potential for progressive or wholesale structural collapse.

Yours faithfully



APPENDIX A

PHOTOGRAPHS _ SEPTEMBER 2025



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



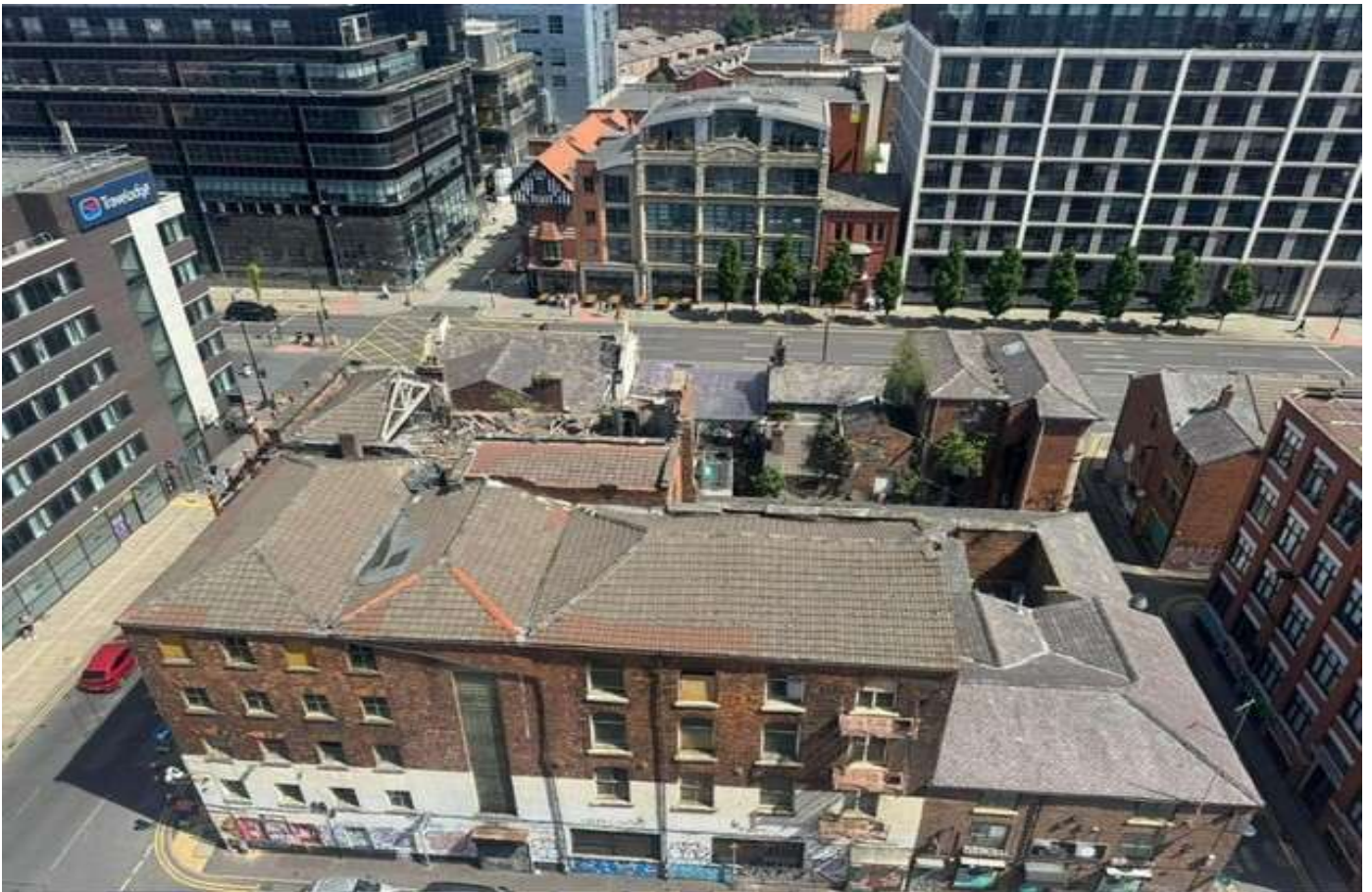
Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16

APPENDIX B

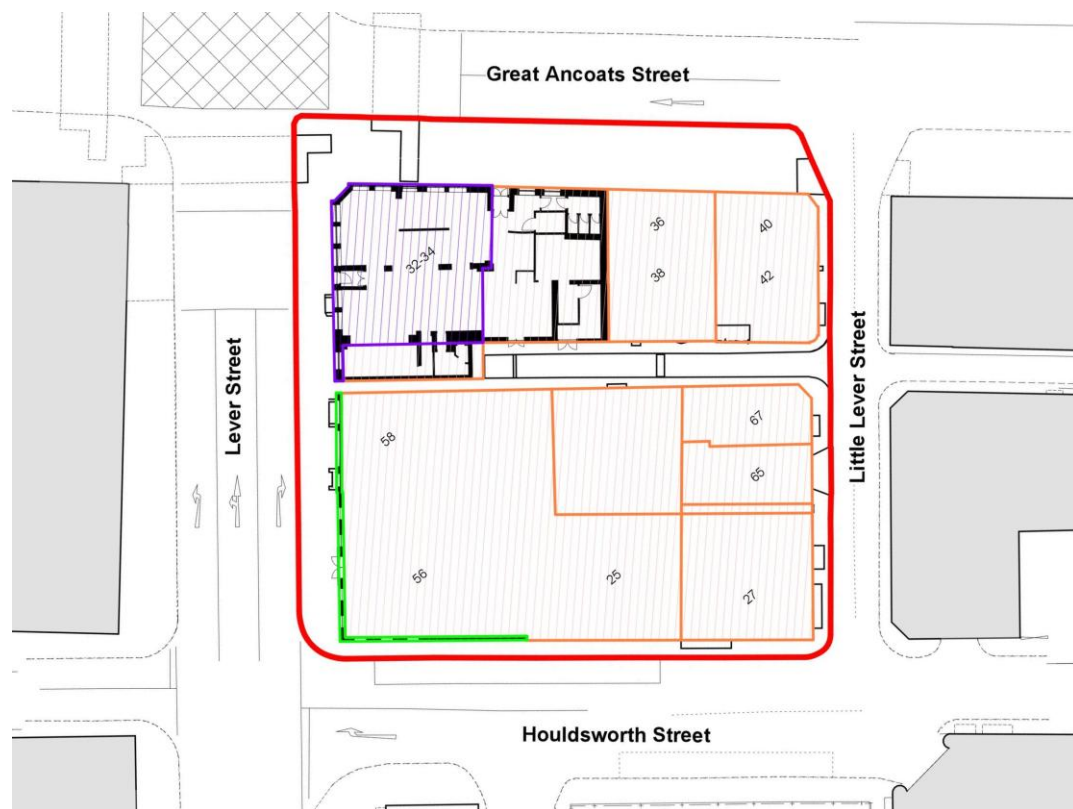
DEMOLITION STATEMENT

Phase 1 - Lever Street, Ancoats, Manchester

Demolition Method Statement (rev – 01)

Description of the Task/Activity:	Lever Street, Ancoats – demolition of structures		
Project Name:	Lever Street (Phase 1)	Project Room Ref/Location	25.188
Site Address/ Location:	Lever Street, Ancoats, Manchester M1 1EB Land bounded by Lever Street, Great Ancoats Street, Little Lever Street & Holdsworth Street	Start Date/Time:	8.00am
		Finish Date/Time:	6.00pm
Personnel involved:	Name	Role/Trade	
	Callum Finch	Site Manager	
	Jackson Bridge	Project Manager	
	John Appleby	Site Supervisor	
	Typically, 1-2 nr	Demolition Plant Operative/Supervisor	
	Typically, 6nr	Demolition Operative	
Personnel Competencies:	Visiting Site / Contracts Manager to have 5-day CITB Site Managers H&S qualification. Site Managers to have 5 Day CITB Site Managers Safety Training Scheme Qualification. (SMSTS) and CCDO Gold Working/Site Supervisor to have 2-day CITB Site Supervisors Safety Training Scheme Qualification. (SSSTS) & CCDO Supervisor Qualification All trade operatives to be CCDO/CSCS qualified and have the following • CCDO/CPCS (Relevant) • Asbestos Awareness • Demolition Operatives Safety Awareness • Manual Handling Training • Face-fit tested for suitable RPE – task specific • Abrasive Wheels Training – task specific • CAT surveying – task specific • Hot cutting & safe use of gases – task specific		
Regulations	All works will be carried out in accordance with current legislative requirements, please refer to RAMS guidance document.		

Task to be completed



Remote demolition of structures:

- 65 & 67 Little Lever Street
- 27 & 25 Houldsworth Street
- Partial demolition of 56 & 58 Lever Street – facades to be retained (marked in green on the above plan)

To follow in Phase 2:

- 36, 38, 40 & 42 Great Ancoats Street and link between 34 & 36 Great Ancoats Street

Site Access/ Inductions/Daily Activity Briefings	All operatives will receive a site induction from the Demolition Manager/Site Supervisor and will sign in at their site office. Nationwide Building & Civils Ltd (NWB&C) operatives will be briefed by Site Manager/Supervisor, including Method statements and risk assessments must be explained to all affected personnel, who must sign to confirm their understanding of those RAMS prior to any works starting. During the site induction all personnel will have the site rules and regulations explained. All personnel will be in full PPE prior to entering the site/work area. All competency cards will be checked prior to any work starting. All operatives must be competent for this task. Daily Safe-Start Briefing, presented by the Manager/Supervisor to take place prior to commencement of tasks. The team will discuss the planned works and any hazards and control measures applicable, also focussing on any learning from the completion of previous tasks. Attendance at each briefing session is formally recorded.
Welfare Facilities	The Principal Contractor will provide welfare facilities.
Essential Plant, Materials & Equipment:	• 360° demolition machine equipped with rotating grab, and buckets • High-reach demolition machine equipped with rotating grab, and shear jaw • Hand tools (bars, hammer, shovel etc) • Tower scaffold/podium/work platform • Dust suppression equipment/jet-wash bowser • Roll-on-off skips & hook load wagon • Eight-wheeled tipper wagons
Specific Identified Residual Hazards: (or refer to the task specific or COSHH risk assessment(s))	• Asbestos • Manual handling • Slips, trips & falls • Uncontrolled collapse of structures/excavations • Contact with unidentified services causing explosion, asphyxiation, burns, electrocution, or flooding • Use of tools • Work at height • Third party interfaces • Plant to person interfaces • Unidentified basement structures • Temporary works

Temporary Supports and Props needed to facilitate the works:	(If none, state none.) The existing prop scaffold on Lever Street is to be amended and extended to provide structural support and tie in along with extended support for the parapet wall. New bespoke structural scaffold and kentledge is to be placed on the corner of Lever Street and Houldsworth Street to retain the scaffold marked in green above on Page 2. Independent boarded scaffold will be erected to the full height of Houldsworth Street with debris netting. Temporary crash mat scaffold will be designed by the PC Temporary Works Designer (Healey Consulting) who are separately carrying out the CATIII design check of the existing scaffold amendment and the 2 x further scaffolds to retain the façades. The RAMS and temporary works designs will be supplied separately. All scaffolding will be inside the site hoarding boundary.	
	 Hoarding and Kentledge in place with traffic management signage in line with TTRO.	
Description of the site and Environmental Considerations	These works are located within the Ancoats area of Manchester city centre. There are operational premises to all sides of the works, including hotel, offices, and residential blocks. Highways lie to each side of the site.	
Structural Assessment	The form of the structures varies throughout the site with the type and age of the structures. Further structural investigation will be required to verify assumptions made during a tender stage site visit. 25 Houldsworth Street & 56 Lever Street - The buildings are typically 5 stories with load bearing masonry facades, timber floors with primary timber beams and cast-iron columns. Some timber columns have also been observed. Timber king post truss roof with timber purlins form the roof construction with a slate covering. There are serious signs of degradation throughout the visible parts of the building	
	METHOD STATEMENT UNCONTROLLED IF PRINTED Page 4 of 27	Issue: 1 Document Ref : J124/25 Date: 01/10/2025

with substantial water ingress stemming from holes in the roof being left open. Several props were present supporting failed primary beams.

Varying eras of structural alteration were observed with cast iron, mild steel and tubular steel propping.

The later infill structure to the rear of these structures consists of an external wall with full height glazing and floor joists spanning between. Significant damage due to water ingress is present to all floors with staining, collapsed ceilings and floor structures. Cast-iron tie restraints are fixed back to primary timber beams on the upper floors. These were found to be defective in some areas with loss of tension due to rotten timber beams allowing slip of the ties. This is a key risk as the façade has lost restraint and is susceptible to further bowing. Roof truss have compromised bearings due to rot and are supported on columns or temporary props where bearings have failed.

Spalling bricks, cracking to the masonry and vegetation growing on the Little Ancoats St elevation are evident. No access was available at the time of inspection.

58 Lever Street - This plot was subject to a partial collapse of the roof and upper façade wall. The internal structures remain in extremely poor condition and are currently exposed and unprotected since the collapse.

It consists of a 4-storey building above ground floor with a single storey basement. Traditional load bearing masonry perimeter walls with a single line of cast iron columns support timber joisted floors. The ground floor is supported by a series of masonry jack-arches supported on iron beams and cast-iron columns. No access to the internal areas was gained.

3 central cast-iron columns were present at ground floor. On the upper floors the 3 iron columns supported primary timber beams spanning parallel to the facade with timber floor joists spanning perpendicular. Rotten bearings were observed to some of the primary beams with replacements present.

Roof finishes are compromised allowing water ingress. This has resulted in rot to the roof trusses. Typical external brickwork defects are present as elsewhere on the site with spalling brickwork, cracking to the masonry, vegetation growth and rebated joints.

Little Ancoats Street unit – One and two storey infill buildings are present here with a mono pitched timber roof spanning from areas 8 to 9 that infills the courtyard area. 1st floor structure in this area consists of steel beams and precast concrete planks.

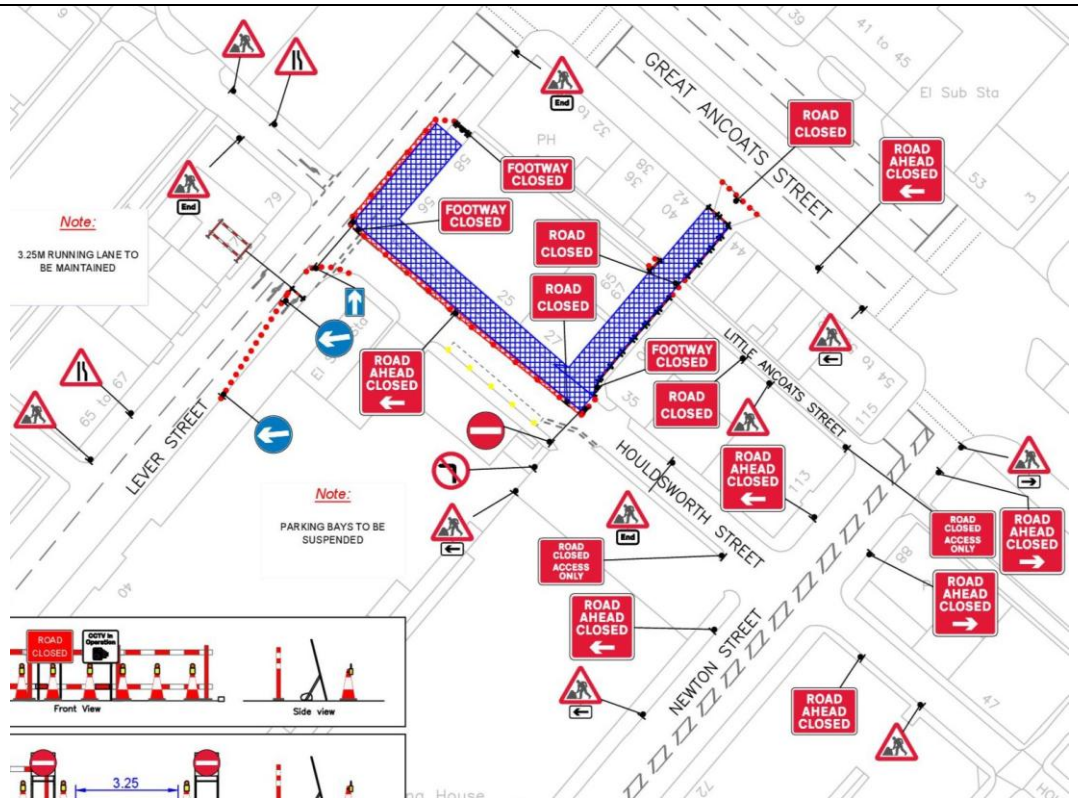
27 Houldsworth Street - A 3-storey building above ground floor consisting of traditional load bearing masonry construction under a pitched slated roof.

It should be noted that there is a partial basement below.

65 & 67 Little Lever Street – This is a two-storey building above ground floor with traditional load bearing masonry construction under a pitched slated roof. A basement exists beneath part of this structure.

Method of Access and Egress to the work area/Storage	(i.e.: Ladders/MEWPS/Scaffold/Trestles/Step Ladder etc)	
	All to be in accordance with site induction.	
	Site Access, Traffic Routes and Movement offsite	
	Access into the structures, where safe to do so, will be made directly off the pavements using the existing access doors.	
	Access to the site will be via gated access points formed in the perimeter hoarding off Houldsworth Street and Little Lever Street.	
	Traffic access to the works will be off Great Ancoats Street, into Newton Street, onto Houldsworth Street.	
	Traffic egress from the works will be from the Houldsworth Street, via Lever Street and Great Ancoats Street and out to the wider Highway network.	
	Highway Closures (to be) in place by PC under TTRO approval letter and reference number is shown below and has been paid until the end of March 2026.	
	THE CITY OF MANCHESTER (Houldsworth Street & Little Lever Street, Piccadilly Ward) (Temporary No Waiting and No Loading) Order 2025 Reference No. MCC000145595427.	
	WHEREAS the Council of the City of Manchester ("the Council") being the Traffic Authority for Houldsworth Street & Little Lever Street, Piccadilly Ward is satisfied that traffic on the said roads in the City of Manchester should be restricted or prohibited because works are proposed to be executed on or near the road. NOW, THEREFORE, the Council in exercise of the powers conferred by section 14(1) of the Road Traffic Regulation Act 1984 ("the Act") and of all other enabling powers, hereby makes the following Order: One Way Traffic 1. Save as provided in Article 2 of this Order no person shall, except upon the direction or with the permission of a Police Constable in uniform, cause any vehicle to proceed on the length of road specified in Column 1 of the Schedule to this Order in a direction other than that specified in relation to that length of road in Column 2 of the said schedule. 2. Nothing in Article 1 of this Order shall apply to the driving of any mechanical road-cleansing vehicle being used in pursuance of statutory powers. 3. The diversion route will be as specified in column 3 of the Schedule to this Order. 4. The Interpretation Act 1978 shall apply for the interpretation of this Order as it applies to an Act of Parliament. 5. This Order shall come into operation on 22nd September 2025 and may be cited as the City of Manchester (Houldsworth Street, Piccadilly Ward) (Temporary One-Way Traffic) Order 2025. 6. This Order shall continue in force for a maximum period of eighteen months from 22nd September 2025 provided that if all necessary works of repair and reconstruction are completed within a shorter period, this Order shall cease to have effect at the end of that shorter period. 7. Pursuant to subsections (7) and (8) of Section 14 of the Act, any statutory provision currently in force which is affected by this Order shall take effect subject to this Order and shall, insofar as it is inconsistent with this Order, be suspended for the duration of this Order Prohibition of Vehicular Traffic 1. Save as provided in Articles 2 and 3 of this Order, no person shall, except upon the direction of a constable in uniform or a civil enforcement officer cause any vehicle to proceed in the length of road specified in column 2	
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	of the Schedule to this Order. 2. Nothing in Article 1 of this Order shall apply to the driving of any mechanical road cleansing vehicle being used in pursuance of statutory powers. 3. Nothing in Article 1 of this Order shall apply to the driving of liveried vehicles being used to facilitate the carrying out works. 4. The alternative routes for traffic will be as specified in column 3 of the Schedule to this Order. 5. The Interpretation Act 1978 shall apply for the interpretation of this Order as it applies to an Act of Parliament. 6. This Order shall come into operation on 22nd September 2025 and may be cited as the City of Manchester Little Lever Street, Piccadilly Ward(Temporary Prohibition of Vehicular Traffic) Order 2025. 7. This Order shall continue in force for a maximum period of eighteen months from 22nd September 2025 provided that if all necessary works of repair and reconstruction are completed within a shorter period, this Order shall cease to have effect at the end of that shorter period. 8. Pursuant to subsections (7) and (8) of section 14 of the Act, any statutory provision currently in force which is affected by this Order shall take effect subject to this Order and shall, insofar as it is inconsistent with this Order, be suspended for the duration of this Order. SCHEDULE 1 - One-way Traffic Road Name Direction (Permitted Direction of Travel) Diversion Houldsworth Street Little Lever Street to Lever Street Signed Locally to Lever Street & Newton Street SCHEDULE 2 - Prohibition of Vehicular Traffic Road From/To Diversion Little Lever Street Houldsworth Street to Great Ancoats Street Signed Locally to Lever Street & Newton Street Dated this day 18.09.2025..... Authorised Signatory B.PHILLIPS.....
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Task specific access to the works

Pedestrian access to the structure during initial works will use the existing access points which can be secured outside of working hours.

Plant and equipment will be delivered into the site off Houldsworth Street.

Access into buildings being demolished is prohibited.

Initially demolition plant will operate on Little Lever Street on a protective mat whilst creating an opening into, then advancing onto the footprint of 67 Little Lever Street. Thereafter, demolition plant will operate from the existing ground level, on the footprint of the structures to be demolished.

Requirements for storing materials including Hazardous:

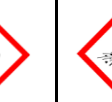
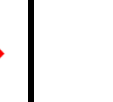
Fuel to be delivered to site in mobile bunded bowser – no storage on site.

Spill kit to be present for refuelling and use.

Method for offloading materials into storage area and for transporting to working area:

Plant and resources to be offloaded/delivered by sub-contractors.

	Debris management/Housekeeping The site will be bounded by hoardings erected by the Principal Contractor. Parts of the structure will be enclosed to all ‘external’ aspects by a scaffold structure complete with exterior sheeting to prevent the spillage of dust and debris from the site. During the works ensure that all circulation routes are kept clear of debris. Clear arisings to stockpile on a regular basis. Prevent the build-up of arisings by frequently clearing materials using the demolition attachment mounted on the excavator. Materials will be sorted as demolition progresses with materials being sorted and placed into appropriate skips using the 360° excavator plus selector grab. Intermediate stockpiles of arisings will be made, as appropriate, during the works, by the excavator, to be sorted, as necessary, by demolition operatives working on the ground. Waste skips to be monitored and exchanged as frequently as required to prevent overfilling and limit the need to stockpile materials on site. Skips will be contained within the car park area, and, as work progresses, the footprint of the structure.	
Removal & Disposal of Arisings	Removal of Materials Offsite All arisings from these works are to be removed offsite. These materials will be transported in a combination of tipper wagons and roll-on-off containers. All materials moved offsite will be transported under Waste Transfer Notes, providing Duty of Care custody of the materials, with deposition sites being appropriate, authorised Waste Transfer Stations/Permitted/Licensed Sites. Arisings will be loaded into transport on the retained floor slabs, as far as practicable, to minimise mud, dust and debris. There will be no stacking of vehicles on the main site entrance or local roads; this will be controlled by ensuring vehicles are staggered and only, if necessary, park inside of the site hoarding. Trucks to be mindful of traffic conditions and especially pedestrian movements and local traffic plan. Traffic routing will be communicated to all staff during toolbox talks. Should materials be dry / dusty water suppression to be used to control dust nuisance. Roads approaching the site will be kept clean of mud, dust and debris, and subjected to ongoing visual monitoring by the Site Manager. Should spoil be dropped onto public roads a mechanical sweeper will be called on to clean the site access and other effected roads.	
Nationwide	METHOD STATEMENT UNCONTROLLED IF PRINTED Page 9 of 27	Issue: 1 Document Ref : J124/25 Date: 01/10/2025

	All truck movement on site will be under a Banksman's control. If weather is dry dust suppression will be used proactively during this operation using water gained from standpipes and administered to site using sprinklers.						
Fall Protection Measures: (Where work at height cannot be eliminated - consider both Personnel & Materials)	(i.e.: Guard Rails/Toe Boards/Brick Guards/Safety Harnesses/Exclusion Zones etc) External scaffolds will be erected by competent scaffolders. Scaffolds will be provided for both access and debris protection. Those sections of scaffolds which are to be used for access are to be fully boarded, with internal & external handrails and toe boards. Work at height will be carried out from mobile scaffold towers, podiums or work platforms. Only competent employees to use these means of access. All wagons will be sheeted using an auto-sheeting system.						
Hazardous Substances: (Attach COSHH Assessments and MSDS)	(i.e.: Lubricants/Solvents/Flammable Materials/Refrigerants/Welding Gases etc)						
Applicable:							
	Very Toxic	Harmful/Irritant	Corrosive	Dangerous for the environment	Oxidising	Highly flammable	Explosive
	No	Yes	No	Yes	No	No	No
SWL's:	(Detail any limits on the loadings applicable to temporary plant/equipment or fixed elements of the structure where the work is taking place.) Ensure that the manufacturers SWL are not exceeded						
Personnel Protective Equipment:							Other: 1. Hi-Viz 2. Flameproof overalls, as task dictates
	Safety Boots	Hard Hats	Safety Gloves	Hearing Protection	Respiratory Protection	Eye Protection	
	Yes	Yes	Yes	Yes/No	Yes/No	Yes	
Minimum Acceptable Grade	ISO 20345: 2004	BS EN 397:1995	To Cut off level 3	BS EN 352 – 2: 2002	BS EN 149 FFP3	BS EN 166 Grade B/F	
Frequency of Use	At All Times	At All Times	At All Times	As Required	As Required	At All Times	

Noise	NWB&C's work activities in relation to noise will be carried out in accordance with our Noise at Work Policy & Procedures. Noise will be kept to a minimum using methods such as closing doors, using sharp tools and stopping rattles on machines. Temporary services and the welfare area will be powered by screened, silent run generators. Engines will be turned off when not in use. Plant and equipment subject to regular maintenance programme. Working hours will be strictly complied with and noise generating activities will be kept away from the site boundaries whenever practicable. Ear plugs and ear defenders will be provided to operatives engaged in noisy works. Within areas of noise over 80db(a) ear protection will be mandatory. Exclusion zones will be in place around our operations, which will limit personal exposure to noise
Vibration	NWB&C's work activities in relation to vibration will be carried out in accordance with our Vibration at Work Policy & Procedures. Nuisance vibration will be controlled through the selection of appropriate work methods. High impact works will be minimised as far as practicable. Temporary services and the welfare area will be powered by screened, silent run generators. Engines will be turned off when not in use. Plant and equipment subject to regular maintenance programme. Working hours will be strictly complied with and noise generating activities will be kept away from the site boundaries whenever practicable. Operatives will rotate duties when using vibrating hand-held equipment. The Vibration Rating for each tool will be obtained from the manufacturer of hire provider. This value will be entered into the Vibration Calculator and the Exposure Action Value (EAV) for each tool will be calculated. The NWB&C Site Manager will be responsible for entering the exposure times for each operative into the site Vibration Register.
Dust	Nuisance dust will be kept under control by deploying a spray mist type dust suppression unit. A mobile jet wash bowser will also be used to provide an additional level of water suppression. A water supply for dust suppression purposes will be drawn from the existing supply pipework in site, or standpipe location. Structures being demolished, stockpiles and loading activities will be sprayed with water mist during the works. Certain buildings to be demolished will have a standing scaffold wrapped in sheeting which will help contain debris. Additionally, the site perimeter of Phase 1 will be a perimeter hoarding comprising of 2.4m timber hoarding with feet and kentledge. Care will be taken so as not to flood the site and works with water, with run off controlled by the construction of bunds, as necessary. Drains will be bunded/covered as required. Vehicles transporting arisings offsite will be sheeted before leaving the works to prevent the release of fugitive dust from the loads being transported. Works will be suspended in particularly gusty wind conditions.

Environmental Protection	NWB&C work activities in relation to the environment will be carried out in accordance with our Environmental Policy & Procedures. Our works will be undertaken with the due regard for the protection of local stakeholders and the environment, in a controlled manner to provide protection and minimise nuisance, with particular emphasis on noise, vibration, fugitive dust and pollution prevention. Operatives will be briefed during Induction and Daily Activity Briefings of aspects requiring attention. All hazardous materials will be identified, and their disposal managed in accordance with Legal requirements. A designated refuelling point will be established on site with spill kits present to deal with any incident. Any incidents will be dealt with in accordance with our Environmental Emergency Preparedness and Response Policy and Procedure.			
Existing Services	All mains and internal services have been isolated and disconnected prior to taking over as Principal Contractor. EDF Energy are due to remove 2 x meters from site scheduled for 7th and 14th October 2025.			
Emergency Procedures:	In the event of treatment beyond First Aid being required the injured party would be taken to the nearest A & E dept detailed below. Should an emergency situation arise, the banksman will raise the alarm with the operatives on site and advise the Supervisor immediately. Comply with all site specific emergency procedures in place as advised during Induction. When the alarm is raised stop all work and proceed to the site muster point as quickly as possible and remain there until the Supervisor/Manager gives the instruction to return to work. If a casualty is unable to be moved the Site Manager (or Appointed Person) will assess whether there is an immediate threat to their life, if so, and only if it is safe to do so, the casualty will be removed from the working area. If there is an immediate threat to life the casualty will remain in the working area, and the emergency services will be called to facilitate the evacuation. Upon arrival of the emergency services the Supervisor (or Appointed Person) will brief the arriving staff of the situation, injuries, hazards etc. and guide them to the casualty.			
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	In the event of a fire all staff will head to the muster point outlined in the Site Induction.	
	Name of On-Site First Aider:	Principal Contractor
	First Aid Box Location:	Site Offices. All Works Vehicles are also equipped with first aid kits
	Location of Nearest Hospital:	Manchester Royal Infirmary Oxford Road, Manchester, Greater Manchester, M13 9WL Tel: 0161 276 1234
Specific Exclusion Zone(s), Protection & Temporary Works	Exclusion Zones The works are located within Manchester city centre. The Principal Contractor is liaising with the Local Authority regarding Highway closures surrounding the site. Pavement closures will be put in place immediately alongside the works to facilitate scaffold erection and safety exclusion zones. Pavement closures (to be) in place by PC: See page 7 of this document. The demolition works will be segregated from the surrounding public Highways by the Principal Contractors perimeter hoardings. Additional barriers will be put in place within the structure to segregate work activities and active zones. No other works or contractors will be working within the active demolition exclusion zone. Warning signage will be fixed to the perimeter fencing to deter entry into the site. A banksman will marshal the area while plant is working to prevent entry into the demolition zone. Due to the nature of the works being carried out on the site, no personnel are to enter the works without express permission for the site manager or the supervisor in charge of that are of works. Only NWB&C personnel are permitted within barriered off exclusion zones.	
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	Protect Existing surrounding surfaces and structures. Retain All existing surrounding structures. Ground floor slabs and basements throughout the site.
Details of Any Enabling Works Required	<u>Enabling Works Required:</u> • Ensure asbestos containing materials are removed prior to commencing demolition works to the affected parts of the structure. • No works to commence until written confirmation is received to confirm all previous existing services to the structure have been disconnected with their positions physically marked up on site and the position of all temporary services indicated. • Install 'Danger Demolition' signage to the existing boundary fencing. • Take pre-works condition survey and photographs of all boundaries, paths, kerbs, roads, site access etc. • If during the destructive demolition works any asbestos is encountered cease work immediately and evacuate the work area. Inform the Client to receive further instructions and amend any method statements etc. • Establish safe access / egress routes. Permits to work required: Hot Works (as necessary) Additional info required (e.g., manufacturers literature): Pre-start surveys (e.g., CAT Scans, overhead Services, moisture content, temperature, services): • Existing service drawings to be checked • Overhead services to be identified and highlighted. • Pre-demolition asbestos survey report to be checked for locations of ACMs • Ensure adequate supervision is provided and that control measures remain valid for the duration of the work • Ensure appropriate safety equipment and PPE are made available Other parties to be informed: Principal Contractor to advise all statutory service providers ahead of the works Other parties to be informed: Local Authority Building Control Officer – via s80 Notice

Sequence of Operations: (Specifying methods of working, tools, materials and equipment utilised)	General Considerations 1. During the structural demolition phase of the works, only authorised personnel will be permitted to enter the site working area. Typically, this will be limited to the Site Manager/supervisor and Demolition Machine Operators. 2. Other works are to be carried out with minimum number of personnel present. 3. All structures to be left in a safe condition overnight until work is resumed the next day. 4. At all times the plant is to be positioned where there is no risk that the structure or debris will fall onto the plant. 5. Stockpiled arisings at ground level will be further sorted and processed within the site using the demolition excavator equipped with selector grab. Arisings will be sorted and placed into appropriate skips as works proceed. 6. Ensure fire watcher is in place during all hot-cutting work, with firefighting equipment to hand. Stop burning operations at least one hour before the end of each shift and maintain fire watch. 7. Vehicle access routes will be maintained and swept clear using manual and mechanical means as necessary. 8. Banksman to attend all times during demolition works. 9. Plant to be turned off and keys removed when not in use. Tools and equipment to be stored securely when not in use. 10. On completion of the works, they are to be inspected jointly with Client and if in agreement the works will be signed off. Sequence of Operations 1. (Partial) Highway closures & traffic management – by PC 2. Establish site welfare facilities & perimeter exclusion zones – by PC 3. Installation of temporary propping – by PC 4. Installation of access scaffolds – by PC 5. Deliver plant and equipment to site 6. Asbestos removal – by PC 7. General clearance and soft strip throughout 8. Remote demolition of structures a. 65 & 67 Little Lever Street b. Little Ancoats Street Unit c. 27 Houldsworth Street d. 25 Houldsworth Street e. 58 Lever Street f. 56 Lever Street g. 36 & 38 Great Ancoats Street – to follow in Phase 2 h. 40 & 42 Great Ancoats Street – to follow in Phase 2 9. Load deleterious arisings onto transport – ongoing throughout the works.
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10. Remove plant and equipment from site

Sequence of demolition works



1. 65 & 67 Little Lever Street
2. 27 Houldsworth Street
3. 25 Houldsworth Street
4. 58 Lever Street
5. 56 Lever Street

T25.188 Lever Street, Ancoats – Phase 1 Demolition of relic structures

Soft strip

1. **Note – asbestos may be present throughout this site – refer to specific asbestos survey reports and removal RAMS**
2. **Manual soft strip only to take place where structures are sound and it is safe to enter.**
3. Cordon off work area and access route to and from skip to be established and required safety signage erected.
4. Establish lighting in dark areas to access routes and work areas.
5. Restrict the presence of other trades in area during soft strip activities.
6. Eye protection and durable gloves to be worn at all times.
7. Where Vibratory Tools are used, HAV points are to be recorded. 400 points maximum per person allowed for cumulative activities.
8. Dust suppression to be used at all times when dust generating cutting is necessary.
9. Open windows / doors to ventilate working area. In heavy dust creating activities dampen with fine spray from hose.
10. If working in confined space, a Permit to Enter system is to be used and an emergency rescue plan must be in place before work commences. Including methods of extraction etc.
11. Use independent scaffold or mobile access tower if working at height – stepladders only to be used subject to permit and risk assessment.
12. Electrical fittings and fixtures will be removed using hand tools and sorted as per waste category prior to disposal.
13. Stored items, materials and debris will be removed from the building by hand and using skip steer loader, where practicable – prior to each operation the operative will assess their capacity to manually handle the material – large, bulky and heavy items may need to be broken down before

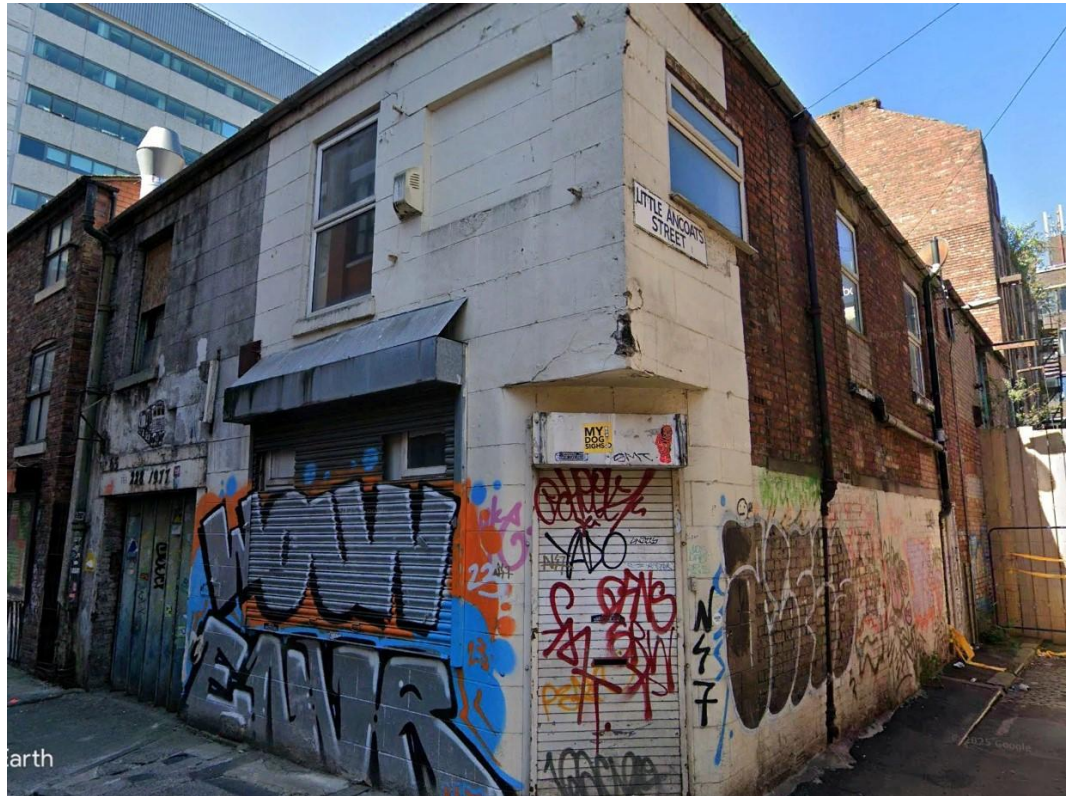
moving or may be left insitu and only removed using the demolition excavator during the demolition of the structures.

14. Operatives, using hand tools e.g. Hammers, wrecking bars, shovels etc. will clear all rubbish from building and stack the arisings in an appropriate area.
15. Timber flooring will be uplifted using bull forks/bars to remove timber decking from battens, setting aside for removal from the building by hand.
16. All stripped timber that requires stockpiling prior to be placed in a skip, to be stored in a manner where nails do not protrude to cause injury, either by being bent over or barriered off.
17. Doors will be unscrewed from their hinges where they are to be retained for salvage before being carried from the building. Doors being disposed of will be levered from their fixings using hand tools and will be carted to drop zones or carried from the building.
18. Timber items such as door frames, skirting boards etc. will be prised off using wrecking bars.
19. Remove small wall / ceiling fittings together with any loose furniture / debris etc.
20. Keep access and escape routes clear of debris at all times, ensure floor of working area is always kept clear to avoid slips and trips.
21. Remove ceilings and non-loadbearing partitions – de-nail timbers as soon as they are removed.
22. Remove wall coverings / tiles using tile remover bit on breaker.
23. Remove ceiling void installations
24. Carpets will be cut into manageable sections using retractable knives. Remove carpets / floor coverings using hand tools. Mechanical lifter to be used if necessary.
25. Once confirmed dead - Any remaining pipework and cabling is to be removed by hand where practical using a combination of hand tools and generator and recip saw for larger section services, hot work permits to be arranged with the PC before work commences.
26. Materials stockpiled during soft strip to be evenly distributed over floor area to prevent overloading, ensure wherever possible materials are removed directly from the building.
27. Arisings are to be removed from the building by hand carting from the building at ground floor level. In addition, drop zones may be used from first floor windows – ensure either skips are placed directly under windows or that the drop zone is encircled with hard barriers.
28. Any externally stockpiled debris may be loaded into wagons/skips using the excavator, equipped with grab for light waste arisings, prior to being loaded offsite for disposal, should the need arise, and this plant be available on site once demolition works have commenced.

Remote demolition of structures

1. Demolition machines to be offloaded within the site and be relocated to the junction of Little Lever Street and Little Ancoats Street.
2. Initial demolition machines will be accompanied with a grab and buckets.
3. Later in the process demolition machines will be equipped with a grab and shear.
4. Demolition will be via remote, machine techniques.
5. Demolition methodology subject to further site investigation and review to confirm the proposed methodology.

Demolition of 65 & 67 Little Lever Street



1. Operator to be aware of the presence of the basement beneath the northern part of this structure.
2. Demolition will commence at the eastern corner of this building, with the demolition rig located in Little Ancoats Street behind the site hoarding.
3. The demolition excavator will be fitted with a rotating grab.
4. Operating from alongside the building, the grab attachment will be used to open up the leading edge of the roof structure, working the arisings into the building.
5. The leading external elevation masonry will be broken down using the grab. Arisings will be worked so that they are stacked adjacent to the building.
6. Within the reach of the demolition machine, the grab will be used to piecemeal remove the timber roof structure, continuing to work these arisings onto the upper floor of the building.
7. Within the reach of the demolition machine, the first-floor masonry will be removed using the grab, again, stocking alongside the building.
8. Within the demolition machines reach, arisings stacked on the first floor will be pushed into the concrete slab to the southern part of this building.
9. The grab attachment will be used to piecemeal reduce the timber first floor deck, working the arisings to the southern portion of the building.
10. Remaining masonry walls will be removed to ground using the grab.
11. The timber ground floor structure will be removed using the grab.
12. The demolition machine will advance into the structure as space is created during the demolition process.
13. The structure on Little Ancoats Street will be demolished working from the eastern gable through to the western end at the centre of this site.
14. The grab attachment will be used to progressively reduce the roof and upper floor to the ground floor slab level.

15. As space is created within the footprint of these buildings arisings worked to the floor slab will be sorted and processed using the demolition machine attachment as work progresses.
16. Hardcore arisings from the demolition works will be used to temporarily fill basement areas, as necessary, to provide temporary running surfaces.
17. Arisings will be loaded into appropriate skips and wagons for disposal offsite throughout the demolition operation.

Demolition of 27 Houldsworth Street



1. Operator to be aware of the presence of the basement beneath the southern part of this structure.
2. Demolition will commence off the northern flank of this building, with the demolition rig located within the site.
3. The demolition excavator will be fitted with a rotating grab.
4. Operating from alongside the building, the grab attachment will be used to open up the roof gable peak structure, working the arisings into the ground alongside the building.
5. The leading external elevation masonry will be broken down using the grab. Arisings will be worked so that they are stacked adjacent to the building.
6. Within the reach of the demolition machine, the grab will be used to piecemeal remove the timber roof structure, continuing to work these arisings onto the upper floor of the building.
7. Within the reach of the demolition machine, the first-floor masonry will be removed using the grab, again, stocking alongside the building.
8. Within the demolition machines reach, arisings stacked on the first floor will be moved to stockpile alongside the building.
9. The grab attachment will be used to piecemeal reduce the timber first floor

deck, working the arisings to stockpile alongside the building.

10. Remaining masonry walls will be removed to ground using the grab.
11. The timber ground floor structure will be removed using the grab.
12. Hardcore arisings from the demolition works will be used to temporarily fill basement areas, as necessary, to provide temporary running surfaces.
13. The demolition machine will advance into the structure as space is created during the demolition process.
14. The process will be repeated as the demolition machine works through the structure.
15. Arisings will be loaded into appropriate skips and wagons for disposal offsite throughout the demolition operation.

Demolition of 25 Houldsworth Street



1. Operator to be aware that there is a basement structure beneath the whole footprint of this structure.
2. This structure will be demolished using a combination of high-reach demolition rig, standard demolition rig and hand demolition methods. The standard demolition machine will assist with the handling of arisings.
3. A spotter stationed in Houldsworth Street will be in contact with the plant operator to help guide the demolition process.
4. A scaffold will be built alongside the southern, Houldsworth Street aspect of the site, with working lifts to the upper floor levels.

5. Operatives working from the uppermost scaffold deck will remove the bottom metre of roof tiles, dropping the tiles into the upper floor deck.
6. The high-reach demolition rig will be positioned within the site off the eastern gable end of the structure, maintaining a 2:1 standoff allowing for sufficient reach for the demolition attachment.
7. Demolition will commence at the eastern gable end of the building.
8. The demolition excavator will be fitted with a rotating shear jaw and grab.
9. The roof gable masonry will be opened up using the demolition attachment allowing visibility inside the roof structure. Arisings will be worked to the ground.
10. The demolition attachment will be used cut down the timber roof structure to half the length of the building on a structural bay line. Arisings will be cleared from the upper floor deck to the ground using the demolition attachment.
11. The rear masonry wall of this portion of the building will be demolished using the demolition attachment, allowing the arisings to come to ground.
12. Operatives working from the external scaffold deck will demolish the street-side masonry above which the roof structure has been removed from roof level to the uppermost floor level using electric hand breakers. Arisings will be worked onto the floor deck to be cleared to ground using the demolition machine attachment.
13. The uppermost timber floor deck will be removed using the demolition attachment, working the arisings to ground.
14. The above process will be repeated, working through the structure, maintaining structural bays, dropping each floor level sequentially until the standard reach demolition machine can reduce the lowest levels of the structure.
15. Hardcore arisings from the demolition works will be used to temporarily fill basement areas, as necessary, to provide temporary running surfaces.
16. Arisings worked to the floor slab will be sorted and processed using the demolition machine attachment as work progresses.
17. Arisings will be loaded into appropriate skips and wagons for disposal offsite throughout the demolition operation.

Demolition of 56 & 58 Lever Street



1. Operator to be aware that there is a basement structure beneath the whole footprint of this structure.
2. The external, street-side facades of these buildings are to be retained.
3. This structure will be demolished using a combination of high-reach demolition rig, standard demolition rig and hand demolition methods. The standard demolition machine will assist with the handling of arisings.
4. A spotter stationed in Houldsworth/Lever Street will be in contact with the plant operator to help guide the demolition process.
5. A scaffold will be built alongside the southern, Houldsworth Street aspect of the site, with working lifts to the upper floor levels.
6. Operatives working from the uppermost scaffold deck will remove the bottom metre of roof tiles, dropping the tiles into the upper floor deck.
7. The high-reach demolition rig will be positioned within the site off the eastern gable end of the structure, maintaining a 2:1 standoff allowing for sufficient reach for the demolition attachment.
8. Demolition will commence at the eastern gable end of the buildings.
9. The demolition excavator will be fitted with a rotating shear jaw and grab.
10. The roof gable masonry will be opened up using the demolition attachment allowing visibility inside the roof structure. Arisings will be worked to the ground.
11. The demolition attachment will be used cut down the timber roof structure to half the length of the building on a structural bay line. Arisings will be cleared from the upper floor deck to the ground using the demolition attachment.
12. The rear masonry wall of this portion of the building will be demolished using the demolition attachment, allowing the arisings to come to ground.
13. Operatives working from the external scaffold deck will demolish the external masonry above which the roof structure has been removed from roof level to

the uppermost floor level using electric hand breakers. Arisings will be worked onto the floor deck to be cleared to ground using the demolition machine attachment.

14. The uppermost timber floor deck will be removed using the demolition attachment working the arisings to ground.
15. The above process will be repeated, working through the structure, maintaining structural bays, dropping each floor level sequentially until the standard reach demolition machine can reduce the lowest levels of the structure.
16. Hardcore arisings from the demolition works will be used to temporarily fill basement areas, as necessary, to provide temporary running surfaces.
17. Arisings worked to the floor slab will be sorted and processed using the demolition machine attachment as work progresses.
18. The concrete staircase with masonry walls will be segregated from the adjacent structure by operatives working within the structure using electric hand tools and cut off saw.
19. Existing and formed openings will have temporary hard barriers installed as fall protection.
20. Openings will be created using hand tools to clearly breach the structure forming air gaps in the masonry walls and concrete floor on a level-by-level basis.
21. Once segregated, the structure will be remotely demolished.
22. As necessary, final trimming within the interior of the retained façade will be completed by operatives using hand tools and a MEWP for access.
23. Arisings will be loaded into appropriate skips and wagons for disposal offsite throughout the demolition operation.

**Risk
assessments/
COSHH/
Controls**

The Risk Assessments that are to be included and attached as part of Method Statement for this work activity are as follows. **Add/Delete Risk Assessment appropriate to site from Standard RA List:**

- A06 Demolition Works
- A07 Excavations
- A09 Site Access/Egress
- A12 Storage and Use of Highly Flammable Liquids
- A13 Storage and use of LPG
- A14 Storage of Materials on Site
- A15 Underground Buried Services
- A21 Use of Banksmen for Reversing Vehicles
- A23 Existing Building Services
- A24 Erecting Heras Fencing
- A28 Fitters Site Operations
- A32 Soft Stripping for Demolition
- B01 Abrasive Wheels
- B04 Electrical Hand Tools Equipment
- B05 High Pressure Water Cleaners
- B06 Lifting Operations
- B07 Use of Hand Tools
- B12 Petrol Cut Off Saw
- B14 Use of Electric Concrete Breakers
- B15 Site Transport
- B16 180 and 360 Degree Excavators and dumpers
- B17 Use of Quick Hitch Devices
- B25 Loading and Unloading of Plant
- B26 Crushers & Nibbles (attaching to plant)
- B27 Hydraulic Breaker (attaching to plant)
- C01 Access Scaffolds
- C02 Use of Ladders
- C03 Mobile Tower Scaffold
- C04 Working at Height
- C05 Use of Hop-ups
- C06 Mobile Elevated Work Platforms
- C07 Use of Safety Harnesses
- C08 Working Adjacent to Openings & Edges
- D01 Exposure to dusts generally
- D02 Exposure to Noise
- D03 Exposure to the Sun
- D04 Exposure to Vibration
- D07 Slips, Trips and Falls
- D08 Working with Hazardous Substances
- D11 Exposure to Crystalline Silica Dust
- D12 Exposure to Leptospirosis
- D13 Exposure to Discarded Sharps
- D14 Manual Handling
- E01 Refuelling Plant
- E02 Storage of Fuels, Oils and Chemicals
- E03 Use of Generator
- E04 Waste Management
- E05 Noise and Vibration
- E07 Dusts

	COSHH assessments to be appended to this to this MS are: Two-stroke petrol-oil mix Ad-Blue Diesel Petrol Hydraulic Fluid Construction Dusts Oils (gearbox) Gas leak detector spray Gases; oxygen/propane Vehicle fumes Welding fumes
Sub Contractors nominated at this stage	DJL Fencing (hoarding) – separate RAMS GWS Holdings (plant hire, drivers and labour) – separate RAMS Premier Scaffolding (scaffold and kentledge) – separate RAMS Healey Consulting (Temporary Works Designer, footpath investigation/CBR's and CATIII checker/crash mat scaffold designer) – individual RAMS Sheild Environmental Services (non-licensed asbestos removal contractors) – separate RAMS Waste Skips TBA Tippers and haulage (Braidwood Haulage) Hatton Traffic Management
Declaration of Acceptance.	I have read and understand the above method statement and agree with the proposed sequence of procedures required to complete the task. Name: Signature: Name: Signature: Name: Signature:
Monitoring and Alteration of Method Statement	<i>N/B The Site Manager will be responsible for the daily monitoring of the method statement to ensure it is being adhered to by their operatives. He will also ensure it is relevant to the works being undertaken. In the event of the nature and scope of works requiring the method statement to be changed. This will be the responsibility of The Contracts Manager following consultation and agreement with The Site Manager to ensure the proposed changes does not compromise the safety of other site users.</i>

All work will be undertaken by qualified competent persons with experience of the type of work described above, and in all cases in full accordance with safety procedures specified in the company's Health and Safety Policy.

Prepared by: Nick Bone

Position: Contracts Director

Date: 1st October 2025

Checked by: Jim Hennessey

Date: 1st October 2025

Position: Managing Director

APPENDIX C

EARLIER REPORT BY AKII

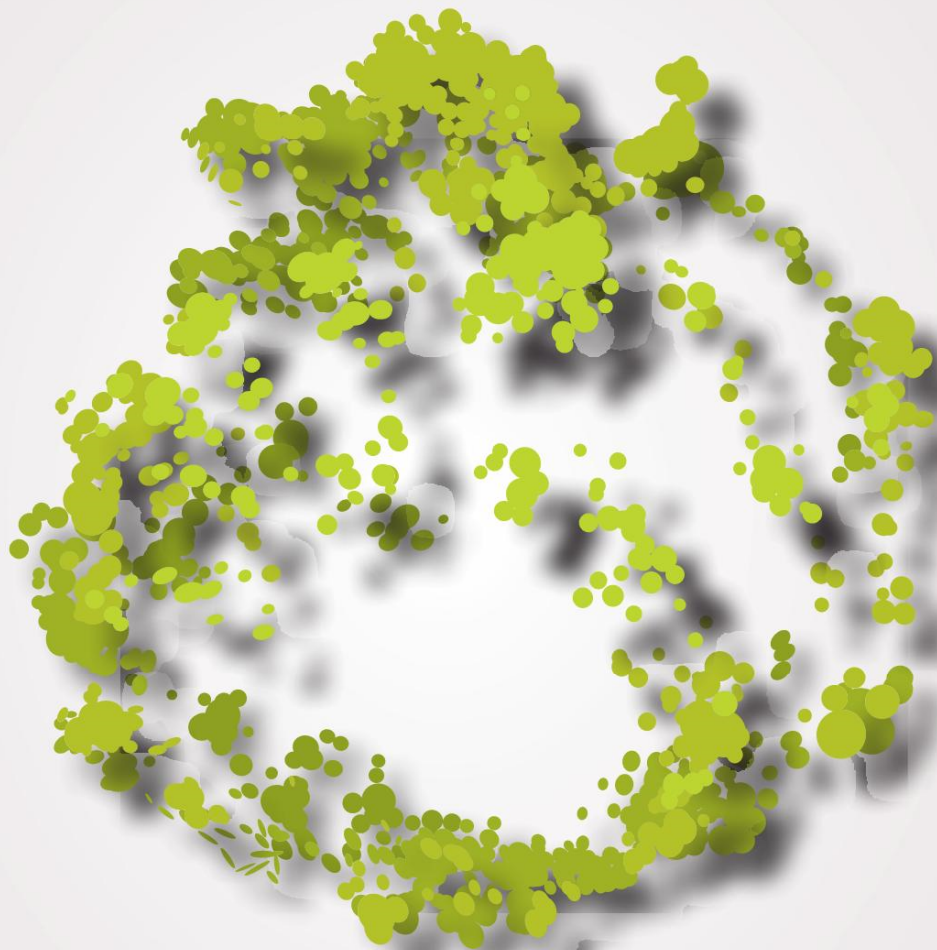
NXQ

Lever Street, Manchester

Structural Statement

Revision 01: 17.09.2024





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NXQ Lever Street, Manchester Structural Statement for Planning

Sep 2024

Consulting Structural and Civil Engineers

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1.0 DOCUMENT CONTROL

Revision Number	Purpose of Issue	Date of Issue (dd/mm/yyyy)	Prepared by:	Checked by:	Approved by:	Description of Changes / Issue
00	(DRAFT)	17/09/2024	JB	ST	GD	N/A
01	PLANNING	17/09/2024	JB	ST	GD	N/A

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2.0 INTRODUCTION & EXECUTIVE SUMMARY

The purpose of this document is to communicate the existing condition of the structures on site on behalf of the client, Soller Group as part of the planning application for the new Lever Street development. The development proposal presents a mixed-use scheme that encompasses a full block in the Northern Quarter of Manchester city centre. The scheme consists of a new high-spec office tower and redevelopment of the retained Bem Brasil (Plot 1), with facade retention to Plots 6 and 7.

An appraisal of the existing buildings has been undertaken based on site inspections carried out intermittently since 2017:

- 1) Structural survey - Graham Jones Associates Ltd 9th February 2017. Carried out on behalf of Beech Holdings for 56-58 Lever Street properties.
- 2) Structural site visit and visual survey - AKTII 19th August 2020. Carried out on behalf of Soller Group.
- 3) Site visit conducted 26/10/2023 by AKTII. Carried out on behalf of Soller Group.
- 4) Site walkover conducted 15/05/2024 - partial collapse of building 7 observed. Refer to Section 3 for further information.

It should be noted that due to severe deterioration of some areas of the site, not all areas have been accessible for inspection over the years. Structural failure and inadequacy have been observed in multiple buildings across multiple floors which render areas unsafe. A significant portion of the defects to the structure are a result of defective waterproofing and it is understood that no remedial works have been undertaken (other than superficial cleaning internally) to the damaged buildings since the survey in 2017.

Existing structures shown in Figures 1 and 2:

- 1) Bem Brasil
- 2) & 3) La Rosa
- 4) & 5) Golden Tandori
- 6), 6a) & 8) Houldsworth St North units
- 7) Little Ancoats St north unit
- 9) & 9a) Little Ancoats St central units
- 10) MOB Burgers
- 11) & 12) Little Ancoats St south unit

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Figure 1 - Key plan of existing buildings

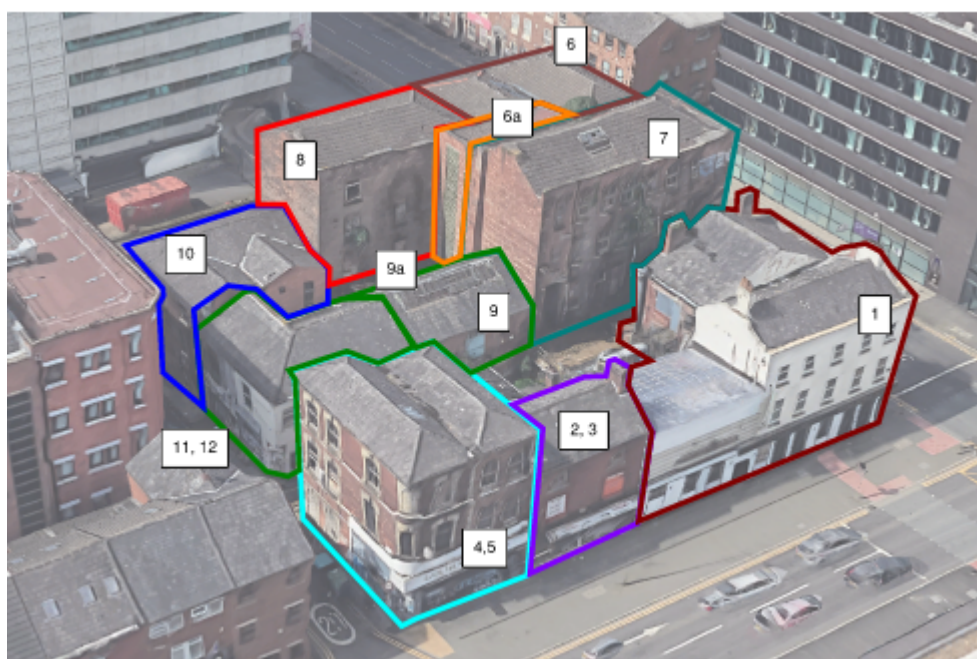


Figure 2 - iso view of existing buildings

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The table below summarises the various condition statuses of each plot and areas requiring further investigation due to restricted access at the time of visit. The condition of each plot is expanded upon in the following sections of this report.

Lever Street - Existing Site Condition Summary

Plot #	Plot name	Areas requiring further survey	General condition	Property risk level
1	Bem Brasil	Upper floor structures following strip out	Generally sound, possible water ingress in upper levels.	Moderate Risk
2 & 3	La Rosa	Upper floor structures following strip out	Appears to be in sound condition	Low Risk
4 & 5	Golden Tandori	Upper floors	Little lever st elevation significant brickwork defects and signs of leaking at high level	Moderate Risk
6, 6a & 8	Houldsworth St north units	Revisit to upper floors with potential drone survey due to safety concerns. Façade verticality survey required.	Extremely poor condition. Rotten timber bearings, partial collapsed floor structures and loss of restraint ties to façade walls	High Risk
7	Little Ancoats St north unit	Revisit to upper floors with potential drone survey due to safety concerns. Façade verticality survey required.	Extremely poor condition. Rotten timber bearings, partial collapsed floor structures and loss of restraint ties to façade walls	High Risk
9 & 9a	Little Ancoats St central units	1st floor of plot 9	Appears to be in sound condition	Low Risk
10	MOB Burgers	Upper floors and basement following strip out	Appears to be in sound condition	Low Risk
11 & 12	Little Ancoats St south unit	1st floor	Minor defects to elevations	Low Risk

	Low Risk
	Moderate Risk
	High Risk

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3.0 PLOT 7 STRUCTURAL COLLAPSE - MAY 2024

The high-risk status of Plots 6, 7 and 8 has been evidenced by a partial collapse of Plot 7 that occurred on 15/05/2024. It is suspected that water ingress to the timber roof structure over several years had caused a primary roof truss bearing to decay and fail, which appears to have resulted in the collapse of a large portion of the roof. The failed truss appears to have pushed the supporting wall, adjacent to little Lever Street, outwards leading to the collapse of the 3rd floor façade wall.

The loss of structural integrity of the roof resulted in a lack of restraint to the northwest façade wall of Plot 7 along Lever Street. In addition, the internal structures are exposed to the elements which could likely lead to further decay if left unprotected. The internal floors restrain the façade walls and loss of floor structural integrity could ultimately result in progressive, total collapse of the building. The details of the collapse and associated risks were immediately made clear to the client and local authority.

Subsequent intervention from the client and council occurred in an emergency stabilisation works capacity. A façade retention scheme for the northwest façade of Plot 7 has been installed, this is to prevent collapse into Lever Street and to retain the façade which is a non-designated heritage asset (NDHA) and forms part of the planning submission.

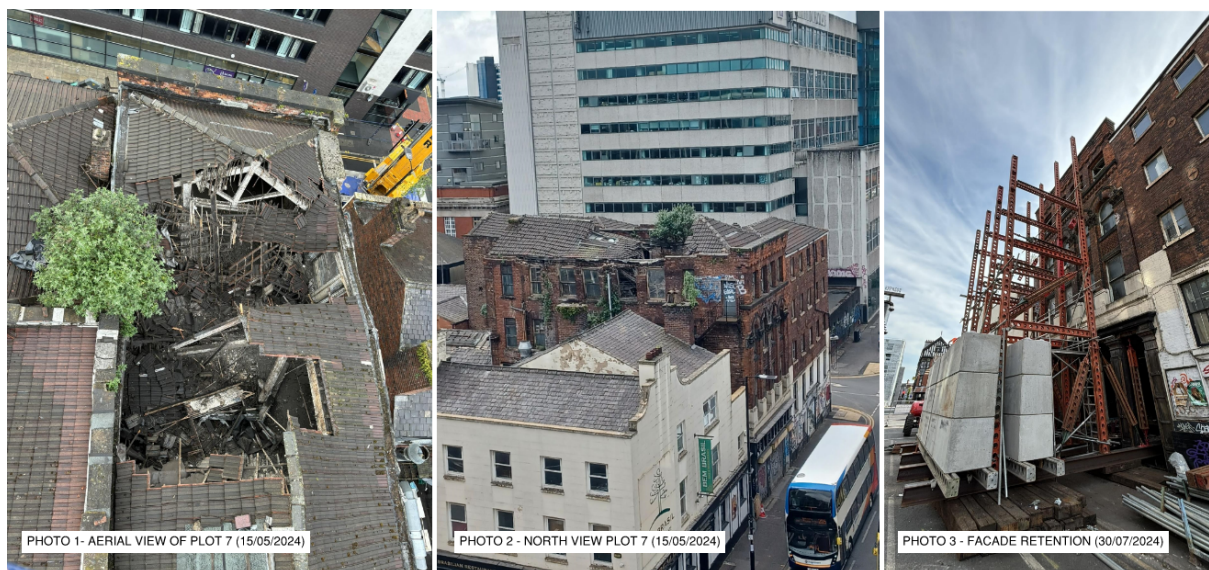


Figure 3 - PHOTOS OF THE COLLAPSE AND FACADE RETENTION WORKS TO PLOT 7

The adjacent warehouses, Plots 6 and 8 of Houldsworth St are of similar construction and condition to Plot 7 and are therefore at high-risk of partial or full collapse if left untreated. The risk of further collapse has been stressed to the client and local authority, with the suggestion to install a façade retention system to northwest and southwest facades along Lever St and Houldsworth St. The decision to implement an extended façade retention scheme to these elevations is a decision to be taken by the client in consultation with the local authority. Further information on the existing condition of these high-risk plots is contained in section 4 and 5.

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4.0 GJA SURVEY SUMMARY 09/02/2017

GJA Ltd undertook a structural visual survey of the external and internal areas of 56-58 Lever St properties on behalf of Beech Holdings in 2017. 56-58 correspond to building plots 6 and 7 in the introduction of this report. It is understood the buildings were constructed in the mid-late 19th century within a few years of each other's completion. Refer to Appendix 2 for the GJA report.



Figure 4 - Plot 6 and 7 surveyed by GJA

4.1 EXTERNAL INSPECTIONS

- Façade walls show signs of movement. Differential settlement cracks present to façade walls.
- Out of plumb verticality issues and bowing is present.
- Remediation of the bowing with cast iron lateral restraints and pattress plates installed in several locations. Pattress plates have varying forms which suggests these were installed over many years proving ongoing issues with structural movement.
- Cills and arch lintels show signs of settlement (from alterations to the buildings or foundation movement).
- Typical brickwork deterioration present.
- Poor roof drainage system likely leading to water ingress and blockage issues.

4.2 INTERNAL INSPECTION

- Masonry perimeter brickwork construction with timber joisted floors supported by timber beams and cast-iron columns. Timber roof trusses with timber purlins for roof construction.
- Some timber columns present.
- Internal condition is poor due to lack of maintenance and structural alterations with inadequate structure.
- Water ingress leading to timber damage and rot to roof and upper floors.
- Some cast-iron tie restraints had lost tension therefore redundant and façade restraint lost.
- Excessive timber floor deflection and presence of rot.
- Vertical structures observed to be out of plumb and visually appear small given the load they are supporting.

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- Introduction of steel transfers to support masonry walls above where openings have been introduced for access between buildings.

4.3 CONCLUSIONS

GJA concluded that detailed intrusive surveys would be required to establish the extent of remedial works required to make the buildings fit for purpose. Upper floors were recommended to be restricted from access which is currently in place at the time of writing. GJA also shared the opinion that the buildings are completely beyond repair and should be demolished, due to the excessive cost and complexities of remediation, in addition to significant temporary works scheme.

GJA deemed the structure “not unsafe” at the time of the inspection (2017) but left unchecked could lead to further deterioration that could compromise the stability of the building.

It is understood that no remedial works have been undertaken since the time of this survey and therefore further deterioration has occurred in the intervening 6 years, as evidenced by the recent collapse of Plot 7 outlined in Section 3. As outlined in the following sections of this report there is anecdotal evidence of further collapse which increases the risk of compromised stability resulting in a potentially unsafe structure.

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5.0 EXISTING STRUCTURE APPRAISAL

This section provides a summary of the findings from AKTII structural report (issued on 19/08/2020 on behalf of Soller group) for each plot of the existing site, complimented with observations from a site visit undertaken by AKTII on 26/10/2023.

5.1 PLOT 1) BEM BRASIL

3 Storey traditional load bearing masonry construction with timber floors and timber roof. The building is in operation across all floors, basement to second floor. Ground floor level is supported by masonry vaults generally. Appears to have had historical extensions. Roof construction is typical king post truss with purlins supporting battens and slate.

Local brickwork defects were observed with localised cracking and a patters plate at 2nd floor. Evidence of water ingress to upper floors was observed in the recent visit possibly due to blocked drains along Great Ancoats street parapet wall.

The fire escape to the rear is unsafe with several failed steps. It is understood that this may affect the current occupier's safe egress from the building. Finishes concealed the upper floor structure and therefore it is recommended that further surveys are instructed post strip out when the structure can be exposed. However, it is assumed that this building is in generally sound condition with localised repairs required.



Figure 5 - Bem Brasil and basement structures

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5.2 PLOT 2 AND 3) LA ROSA

La Rosa consists of a 3-storey traditional load bearing masonry structure. Internal structures were concealed by finishes but no visible signs of distress were observed. External brickwork appeared in good condition, and it is assumed that no remedial works are required to this plot. No access was available during either site visit, therefore conclusions are limited to the visible external elevations and further internal surveys will be required to confirm the condition.



Figure 6 - La Rosa

5.3 PLOT 4 AND 5) GOLDEN TANDORI

This building consists of a 3-storey traditional load bearing masonry construction. The northern portion appears to be a later addition given the change in brickwork architecture along the façade. This newer addition has cracking and spalling brickwork present.

The elevation along Little Ancoats St shows signs of significant leaking of gutters and downpipes with presence of vegetation and collapsed window lintels. No access to the internal areas of this plot were granted during both site visits therefore the internal condition is unknown. Given the extent of vegetation and leaking gutters there is a risk of water ingress to the roof and upper floors.

Access to the interior should be prioritised to understand the condition of roof trusses and confirm any defects to upper-level floor structures.

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Figure 7 - Golden Tandori facades

5.4 PLOT 6, 6A AND 8) HOULDSWORTH ST NORTH UNITS

These plots were surveyed by GJA Engineers and captured in Section 4 of this report. The buildings are typically 5 stories with load bearing masonry facades, timber floors with primary timber beams and cast-iron columns. Some timber columns have also been observed. Timber king post truss roof with timber purlins form the roof construction.

In the recent 2023 survey, access was granted to the ground floor spaces only, stairs to the upper floors were safe but no access to the floor plate was gained by AKT due to locked doors as a result of the unsafe structure. There are serious signs of degradation throughout the visible parts of the building with substantial water ingress stemming from holes in the roof being left open.

During the inspection carried out in 2020, full access to the internal spaces was achieved. Superficial cleaning had been carried out since the original survey in 2017 which had exposed more of the internal structure for inspection. Several props were present supporting failed primary beams which are still currently present suggesting this interim measure has been left insitu. Varying eras of structural alteration were observed with cast iron, mild steel and tublar steel propping.

Area 6a is later infill between the existing walls of area 6, 7 and 8 which consists of a new external wall with full height glazing and floor joists spanning between 6 and 7.

Significant damage due to water ingress is present to all floors with staining, collapsed ceilings and floor structures. Cast-iron tie restraints are fixed back to primary timber beams on the upper floors. These were found to be defective in some areas with loss of tension due to rotten timber beams allowing slip of the ties. This is a key risk as the façade has lost restraint and is susceptible to further bowing. Roof truss have compromised bearings due to rot and are supported on columns or temporary props where bearings have failed.

Visual survey of the external elevations both in 2020 and 2023 have seen severe defects to the brickwork with spalling bricks, cracking to the masonry and vegetation growing on the Little Ancoats St elevation.

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These buildings present the biggest risk to health and safety given their significant structural defects. Refer to Section 6 for further details on recommended next steps to address this risk.

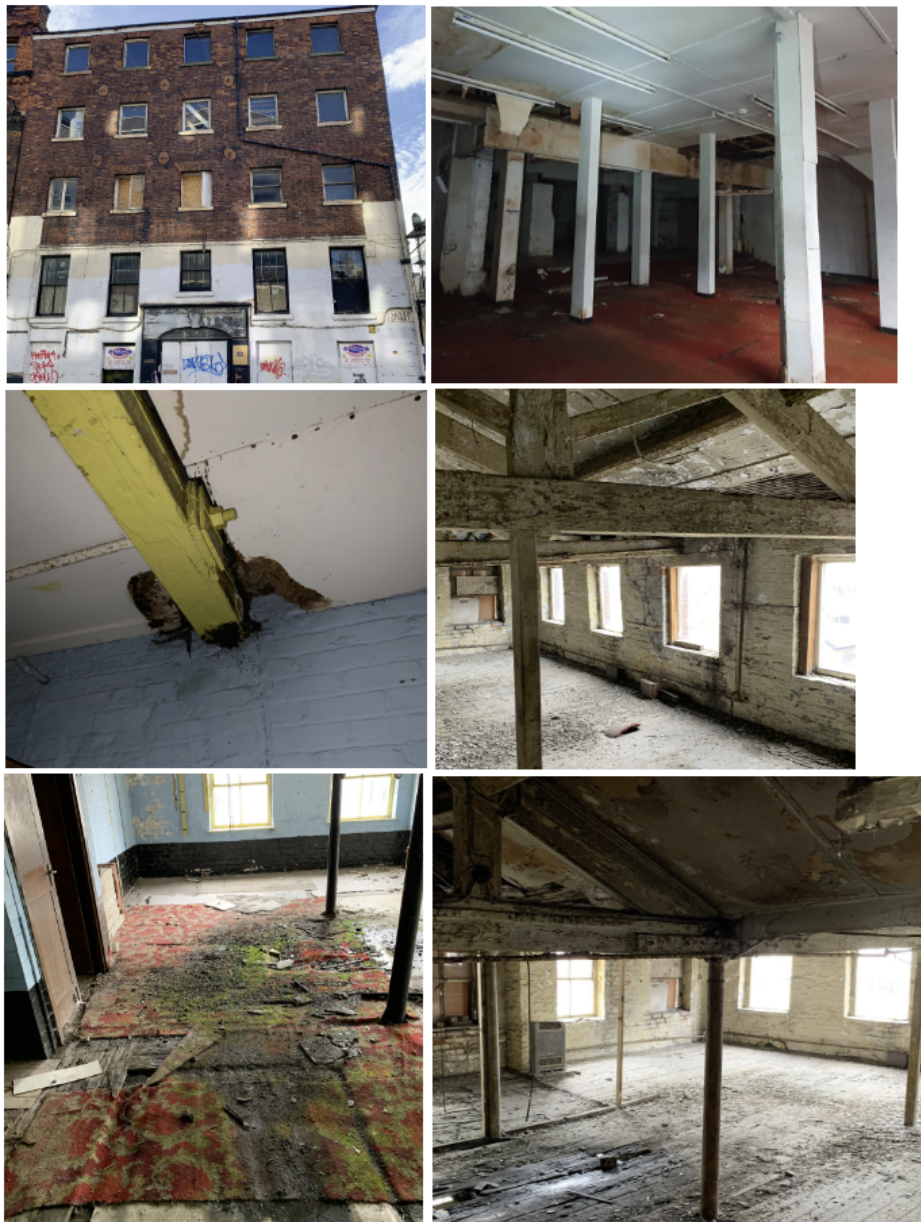


Figure 8 - Plot 6 defects

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5.5 PLOT 7) LITTLE ANCOATS ST NORTH UNITS

This plot was subject to a partial collapse of the roof and upper façade wall as outlined in Section 3. The internal structures remain in extremely poor condition as described below and are currently exposed and unprotected since the collapse, accelerated degradation is expected.

Plot 7 consists of a 4-storey building above ground floor with a single storey basement. Traditional load bearing masonry perimeter walls with a single line of cast iron columns support timber joisted floors. The ground floor is supported by a series of masonry jack-arches supported on iron beams and cast-iron columns. No access to the internal areas was gained during the recent 2023 survey but full access was granted during the 2020 survey.

3 central cast-iron columns were present at ground floor, the iron frame was painted, and no corrosion was observed. In the upper floors the 3 iron columns supported primary timber beams spanning parallel to the facade with timber floor joists spanning perpendicular. Rotten bearings were observed to some of the primary beams with replacements present.

Roof finishes are compromised allowing water ingress. This has resulted in rot to the roof trusses which have significant deflections and failed bearings. Typical external brickwork defects are present as elsewhere on the site with spalling brickwork, cracking to the masonry, vegetation growth and rebated joints.

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Figure 9 - Plot 7 defects

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5.6 PLOT 9 AND 9A) LITTLE ANCOATS ST CENTRAL UNITS

One and two storey infill buildings are present here with a mono pitched timber roof spanning from areas 8 to 9 that infills the courtyard area. 1st floor structure in area 9 consists of steel beams and precast concrete planks pointing to this structure being a later addition.

It is assumed that no remedial works are required to these units, however access to 1st floor should be gained in order to confirm the condition and extent of any latent defects.

5.7 PLOT 10) MOB BURGERS

Plot 10 is a 3-storey building above ground floor consisting of traditional load bearing masonry construction. Access to the ground floor of this unit was the only accessible area. The external and internal condition appeared in sound condition with no remedial works required.

It should be noted that there is a partial basement below this unit that was not accessed during the site visits. This basement should be surveyed during the next available opportunity to confirm condition.

5.8 PLOT 11 AND 12) LITTLE ANCOATS ST SOUTH UNITS

Plot 11 and 12 is a two-storey building above ground floor with traditional load bearing masonry construction. No internal access was granted on either site visit.

External elevations show minor defects including spalling of cement render/brickwork and rebated mortar joints. It is assumed that only localised brickwork repairs are necessary. Further surveys are required to confirm the internal condition.

6.0 NEXT STEPS AND RECOMMENDATIONS

Additional surveys are required to gain a comprehensive understanding of the structural integrity of each building. However, the inspections carried out to date clearly highlight structures that are in a severe state of disrepair with others requiring very localised or no remedial works. The defective structures have been left untreated for several years following the inspections, which has left them subject to further deterioration and an increased risk of collapse.

As captured in the summary table in Section 2, areas of low to moderate risk should be surveyed in person following strip out of finishes to expose concealed floor structures. However, plots 6-8 are at high risk of instability or structural collapse/local failure and it is strongly recommended (as current measures) that access is prohibited. Therefore, a detailed visual survey can be carried out utilising a drone survey or similar.

In addition to the internal surveys, it is suggested that a verticality survey is carried out to the elevations of plots 6-8 to understand the extent of out of plumb geometry of the masonry façade walls.

The surveys to plots 6-8 should be prioritised and carried out at the earliest opportunity to inform any potential temporary propping requirements to ensure the structural integrity of the buildings. A key risk is any loss of diaphragm action due to excessive deflection and rot of upper floor joists, and loss of restraint to façade walls due to defective cast-iron tension rods. A remediation strategy to ensure façade wall restraint is to be developed in the interim as surveys are instructed.

Further considerations and potential next steps regarding unsafe structures (specific to plots 6 to 8):

- Access to be arranged to upper floors and basement spaces following opening up of locked doorways. This will provide an up-to-date visual survey of the worst condition areas following a previous visit in 2020 in which further deterioration may have occurred.
- If safe access to upper floors cannot be guaranteed, then a drone survey can be arranged to access areas not visible from the stair core.
- Alternative access could be made from a MEWP from the pavement/street elevations. Potential implications on traffic management to be considered on Lever Street.
- Verticality survey of external elevations and noting positions of patters plates should be carried out to understand existing out-of-plumb geometry of wall and risk of instability.

With foresight of the main works development on the Lever St site a reasonable assumption at earliest commencement on site is 2024 Q4 - 2025 Q1. Therefore, there is a significant period remaining for further deterioration if the buildings are left untreated in the interim. Water ingress through the roof will accelerate structural defects through the floors. As such it is recommended that consideration is given to a temporary façade retention scheme from the street side with full or partial demolition of plots 6-8 to prevent collapse of the existing fabric, including heritage assets the project team would like to keep. It should be noted that this way forward assumes all approvals from statutory authorities are obtained prior to commencing work.

Alternatively, an internal temporary propping strategy and water-tightness remediation scheme could be considered as an interim measure prior to the main works commencing. However, given the proposals of the main scheme, that include demolition of the building structures with façade retention, and hiring costs of temporary works throughout the interim duration, this

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option may not be feasible or practicable. There is also a risk that façade retention measures will still be required externally given the unknowns with the internal structures and feasibility of reinstating façade restraints.