

68-70 Oldham Street, Manchester

Façade Condition and Heritage Report

June 2025

PREPARED FOR

Jadebricks Manchester Ltd



Façade Condition and Heritage Report

Prepared By	Rachael McClenan Fitton and Lewis William Stitt
Reviewed By	Dan Podesta
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1. Introduction

Civic Engineers have been appointed by Jadebricks Manchester Ltd to produce a condition and heritage study relating to the façade of Nos. 68-70 Oldham Street, Manchester. The purpose of the report is to support the discharge of planning conditions relating to the project, and to inform repairs to the façade constituted as necessary to discharge relevant planning conditions.

The site is situated between Oldham Street and Spear Street adjacent to Warwick Street in Manchester's Northern Quarter and comprises a series of buildings which have undergone various alterations and amalgamations since their original construction. A Heritage Appraisal was provided by Turley, ref JADM3000, which describes the historic development of the site. Civic Engineers issued a Preliminary Report on Retention of Building Structures and Façade in September 2021 to support the planning application.

Simpson Haugh are the appointed Architects for this scheme along with Turley acting as Heritage and Planning Consultant. The proposed main works development is a new building behind Nos.68 and 70 with façade retention to No.70 and façade and partial building retention to No.68. The building will provide aparthotel provision across the site with supplementary commercial space across ground floor. This report relates to the façade and it's supporting structure only which is referred to as the 'façade works' in this report. All future works are referred to as the 'main works'.

1.1. Scope of Survey

This report is based on visual non-intrusive assessments conducted on Tuesday 10th June 2025 by Rachael McClenan Fitton CEng MStructE and Lewis William Stitt. A drone survey was also carried out by Civic Heritage on 9th June 2025. These authors of this report have relevant experience of working on historic and listed building projects. A desktop review of available online information has also been used to inform the development of this document. The scope of this report includes the façade of Nos. 68 and 70 Oldham Street on Oldham Street only, with discussion of the building elements that stabilise or support the façade such as return walls. The roof elements adjacent to the façade are also discussed as any damage to these roofs has potential to cause damage to the façade. The internal structures, remainder of the roofs and external walls on other elevations do not form part of this report.

The purpose of this document is to gain an understanding of the structural form of the facade and identify defects to inform a repair strategy, if required. This report will also highlight the elements of heritage value in the façade.

Defects have been recorded in the following survey report and annotated in sketch and photographic format to illustrate the approximate defect positions and extents. Recommendations have been given for further investigations required and indicative repair proposals.

1.2. Limitations

The initial condition of the building fabric has been determined through visual assessment only, both internally and externally from ground level using binoculars. A drone has been used to capture photos of the roof and upper façade. Some "light touch" opening up in the form of finishes removal to expose areas of brickwork that appeared to be damp beneath finishes had already been carried out in the building, so inspection was available in these areas. Elsewhere the structural fabric of the building has been reviewed through absent finishes etc. It may be that further intrusive works are required in time to confirm assumptions made within this report as part of further detailed design work. This would include a suite of removal of finishes to confirm those observations made on site to date. Where repairs are required, areas of damage may prove to be larger than estimated from initial observations on site and further visual and / or intrusive observations may be required to quantify the extent of repair works required.

It is the nature of existing buildings that they contain defects, some of which are hidden or may not be obvious. It is not possible to fully check and appraise every element of the existing structure, so some defects may remain hidden. Our approach aims to mitigate structural problems and defects which we

encounter during the course of work with a view to extending the useful life expectancy of the structure. This approach cannot be judged by comparing the works undertaken with current standards of new construction and its success will also depend on proper future maintenance and repair of the building, particularly its external envelope.

2. Site Information

The following information is based on desktop research of available online information, to give a background understanding of the building and its history.

2.1. Site Location



Figure 1: Site Location - Google Maps view

68-70 Oldham Street is located in Manchester in the Ancoats area to the north-east of the city centre. The postcode for the site is M4 1LE and the grid reference is SJ 845 985.



Figure 2: Site Location - Google Earth view

2.2. Site and Building Description

The buildings face on to Oldham Street on the west side. No.70 Oldham Street is bounded by Warwick Street on the north side. No.68 Oldham Street is bounded by the Castle Hotel public house to the south with which it shares a party wall. The three-storey Castle Hotel is a Grade II listed early- to mid-19th century building. Nos. 68 and 70 are bounded by a three-storey building on Spear Street to the east.

Nos. 68 and 70 Oldham Street area both four-storey (basement, ground and two upper levels) buildings thought to date from the mid- to late- 19th century. Buildings existed on the site prior to this however these were most likely to have been residences. Exposed areas support the assumption that the buildings are generally constructed traditionally with timber joist floors, supported on load bearing, solid masonry walls. The two buildings were originally separate buildings with a full party wall between however have now been joined through removal of sections of the party wall to open out the space – this is evident by the differing floor levels within the building. At first floor level, the floor of No. 70 has been lowered to match No. 68.

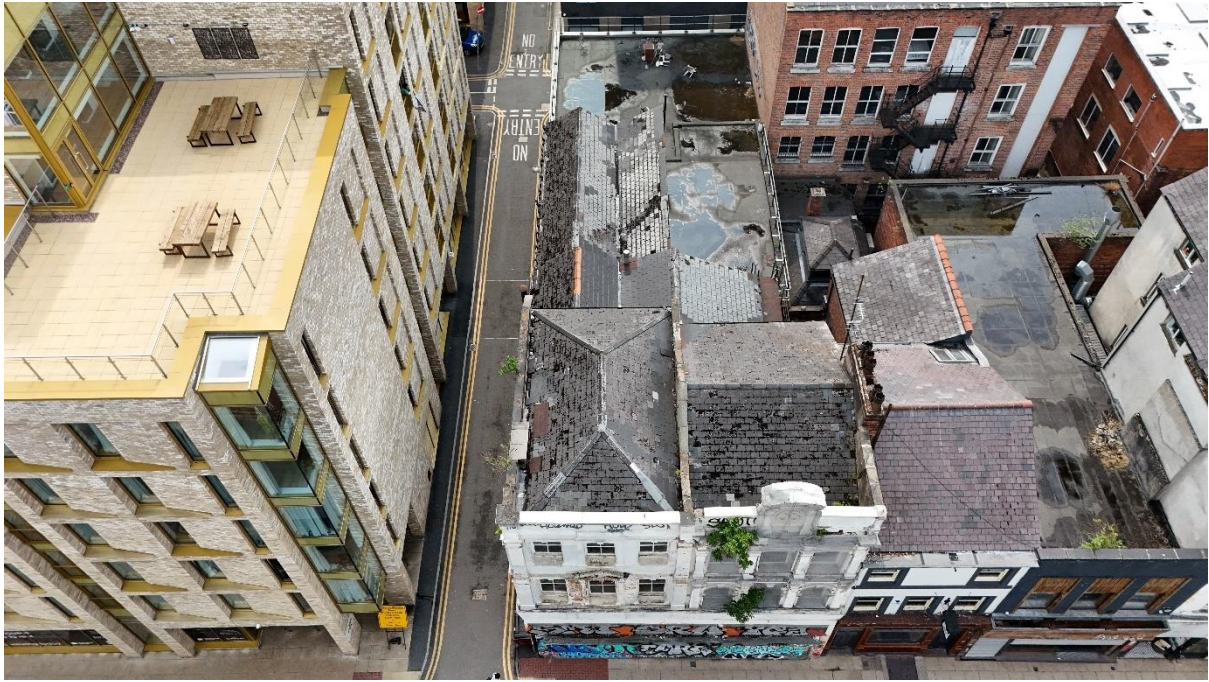


Figure 3: Aerial view from drone. Source: Civic, June 2025

3. Building History Desktop Study

From a map from 1851, the building on the site of No.70 Oldham Street is labelled as 'Larard's Still Vaults'. The Castle Hotel is labelled to the south as 'Crown and Anchor Vaults'. There is a building on the site of No.68 Oldham Street however it is not labelled.

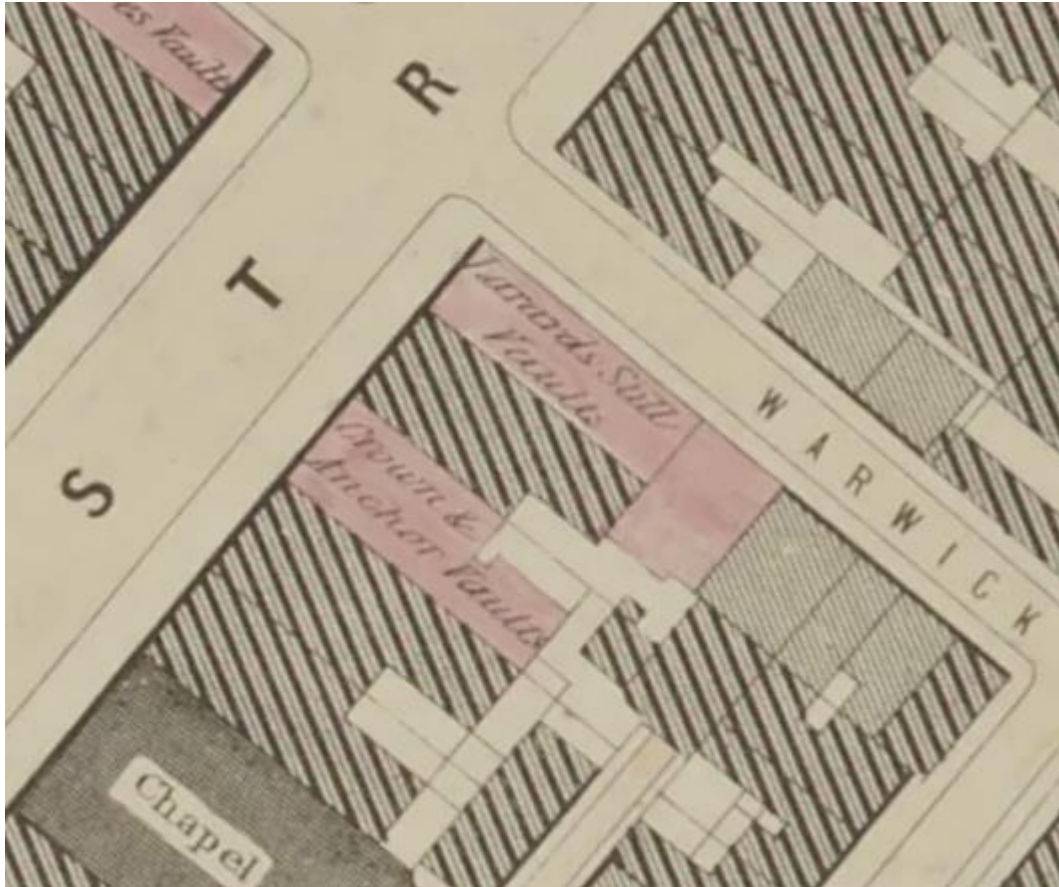


Figure 4: Township of Manchester map 1851

According to Turleys' Heritage Report, by 1888 No.68 Oldham Street was occupied by a shop with No.70 still a public house.

In present day, the buildings have been combined through removal of parts of the party wall. This appears to have occurred by the 1930s according to Turleys' Heritage Report; a map dating from 1928 shows the two buildings amalgamated and labelled as a drapery. In the late 20th century the ground floor façade has been replaced with a modern open shopfront. The retail unit at ground floor has been unused in recent years and is now covered with secure metal shutters.



Figure 5: Previous retail use, 2011. Source - manchesterhistory.net

4. Façade Condition Study

4.1. Review of Civic Engineers' Preliminary Study – 2021

The Preliminary Report issued by Civic Engineers in 2021 indicates that the Oldham Street façade is constructed from load-bearing brick masonry. At first and second floor levels, the lintels to the Oldham Street façade windows are formed as masonry flat arches with a central keystone.

The glazed shopfront across both Nos. 68 and 70 was described as having two different aged steel beams overhead to form the opening. It is evident that the first floor structure within No.70 has previously been lowered to provide level access to No.68 Oldham Street as part of the amalgamation of these two buildings.

The report highlights that there is a failed hopper at roof level of No.68 which has caused damp to the façade and to the interface with first and second floor level structures due to extensive rainwater penetration. This was highlighted as a risk of rapid deterioration to the floor structures as well as the inside face of the brick façade if not remediated. It was recommended to repair the leak in the roof and allow drying out of the structure. Similarly, the floor structures to No.70 were also noted as damp due to water penetration.

The flank elevation of No.70 Oldham Street, fronting Warwick Street, appeared to indicate a series of structural modifications probably within the last 50 years. The chimney breast has been removed on the outer face of the flank wall rather crudely leaving the internal brickwork face quite significantly damaged and cracked, this appears to coincide with what appears to be a section of rebuilt masonry flank wall.

There is a subtle change in brickwork along a stepped line on the Warwick Street return wall. In this location new brickwork is poorly toothed into the historic building. This appears to coincide with an internal crack that was noted on site.

4.2. Façade Condition Study

Civic Engineers carried out a visual-only study of the condition of the façade on 10th June 2025. Conditions during the visit were dry and sunny. The façade was viewed externally from ground street level aided by binoculars, and internally at ground, first and second floor levels. The façade could not be viewed internally from basement level as basement access was restricted to the back of the building.

External Observations Summary

The external brickwork appears to be in generally good condition with some minor-moderate cracking. There is foliage growth through the façade in some areas and paint has peeled off or been stripped back. There is a net over the façade of No.68 at upper levels, presumably to protect from falling plaster / render at street level. There is graffiti at ground level and parapet level.



Figure 6: Oldham Street façade

Internal Observations Summary

The main internal observation is that water ingress through damaged roofs has caused damp in the façade masonry, return wall masonry and the internal timber floor structures. This has caused the internal wall plaster to crumble and fall away in some places. Minor – moderate cracks are noted in these walls.

The span direction of the floor and roof structures could generally be identified. In No.68, all floor joists and roof trusses excluding the ground floor joists appear to span into the façade wall. In No.70, the second floor joists appear to span into the façade wall however the other floor joists and roof trusses appear to span parallel to the façade. At first floor, the joists that appear parallel coincide with where the floor has been dropped to align with the floor of No.68.



Figure 7: No.70 First Floor joist

At first floor, the floor level across the two original buildings is now the same. A timber beam is still visible in the façade of No.70 showing the original first floor level.



Figure 8: First Floor

At second floor, the original floor levels have been maintained across the buildings therefore there is a step down from No.70 into No.68.



Figure 9: Second Floor

On the party wall between No.68 and the Castle Hotel, there appears to be two different ages of brickwork within the wall however the different sections appear to be toothed in together.



Figure 10: First Floor level - Party wall with No.68 and Castle Hotel

List of Defects

The following list of defects are annotated on sketches 2044-01-CIV-XX-XX-SK-S-0001 and 0002 showing the location of the defect. Photos are on sketches 2044-01-CIV-XX-XX-SK-S-0003 to 0009.

High Risk – Item impacts the structural integrity of the façade which should be addressed in the immediate terms to maintain integrity of the structure.

Medium Risk – Item may affect the long-term durability of the façade and require repair in the future

Low Risk – Item is architectural only and of no structural concern.

	DESCRIPTION	PHOTO REF	RISK	RECOMMENDATION
A	Paint has been stripped from brickwork.	IMG_0479		Remove any remaining areas of loose defective paint finish and apply lime mortar render.
B	Vertical cracks in brickwork.	IMG_0479		From street level with binoculars, cracks appear to be minor – moderate. Cracks may be mainly in render however may be more extensive below render. Recommend that cracks are inspected from a scaffold after loose paint finish has been removed. At this point it appears that repointing of cracks only will be required, however crack stitching with Helibar or similar system may be required if cracks are found to be wider through the substrate.

	DESCRIPTION	PHOTO REF	RISK	RECOMMENDATION
C	Vertical crack in plaster render over brickwork.	IMG_0480		Cracks appear to be minor (<5mm width) therefore are not likely to affect the structural integrity of the façade however could allow water penetration. This location coincides with where original windows have been partially infilled at bottom as part of shopfronts amendment. Recommend that internal plaster (damaged anyway) is removed in this area to inspect any cracks in the masonry. At this point it appears that repointing of cracks only will be required, however crack stitching with Helibar or similar system may be required if cracks are found to be wider through the substrate.
D	Missing tiles.	IMG_0376		In final proposal, this area of the façade will be replaced. In temporary case, recommend any loose tiles to be removed to prevent further falling debris. This area of elevation and roller shutters below could be covered with temporary screen for aesthetic purposes.
E	Staining below windows indicating damp brickwork.	IMG_0376		The damp staining on the façade in this location may be due to failed window seals. Although windows panes appear to be generally intact, seals and frames should be inspected and made watertight where required.
F	Paint/ render peeling away from brickwork.	IMG_0481		Refer to item A.
G	Foliage growth through façade.	IMG_0481, IMG_0380, IMG_0381, IMG_0485		Persistent foliage growth through brickwork may cause cracks to form which are difficult to identify while foliage is still present. Recommend that foliage is removed and affected areas of brickwork are inspected via a scaffold to identify any cracks caused in the masonry. Repointing may be required or crack-stitching for any wider cracks.
H	Netting in place over façade (assumed to be in place to stop falling render).	IMG_0373		Netting itself is not a structural issue. Recommend to remove netting in conjunction with other discussed works, particularly removal of loose paint/ plaster/ render.
J	Horizontal crack in ornate render (possibly through to brickwork).	IMG_0481		Refer to Item B.
K	Vertical cracks in ornate plaster over windows.	IMG_0481		Refer to Item B.
L	Vertical cracks in lintels (apparent in render, may be through to brick arch lintel below).	IMG_0378		Refer to Item B.
M	Horizontal cracks through ornate keystone in masonry arch lintels.	IMG_0380		Refer to Item B.
N	Vertical crack in ornate façade columns.	IMG_0380, IMG_0378		Refer to Item B.

	DESCRIPTION	PHOTO REF	RISK	RECOMMENDATION
P	Ornate moulding over right-most window at second floor of No.68 is missing.	IMG_0484		Non-structural defect, however the client may prefer to replace the original moulding to match the two remaining mouldings (to architect's details).
Q	Graffiti on steel roller shutters and rendered tiles above, and on masonry parapet.	IMG_0373, IMG_0384		Non-structural defect, however the client may prefer to paint over this graffiti or cover with a temporary screen at ground level.
R	Section of brickwork appears to be a replacement – thought to be where chimney has been removed.	IMG_0381		This coincides with the location of Item V; from the inside of the wall it is clear that the section of brickwork that is likely newer is not toothed into the adjacent original return wall. Therefore it is not likely to be actively providing restraint to the façade. In the final proposal works, the façade and a portion of the return wall on Warwick Street only will be retained. It is recommended that the cut line on the return wall is located to the right-hand side (viewed externally) of this replacement masonry so that only the original return wall is retained. Prior to the permanent works, no structural action is recommended at this time however the façade should be monitored to assess whether any movement to the façade begins to occur.
S	Rough and uneven brickwork / render peeling away from brickwork.	IMG_0381		Similar to Item A; remove any remaining areas of loose defective paint finish and apply lime mortar render. Prior to the application of a lime mortar render, it is recommended that the masonry is inspected from a scaffold to confirm if the brickwork itself is uneven or just the render.
T	Internal paster broken away from brickwork wall.	IMG_0407		Plaster was likely coming away from wall due to damp masonry however may have been broken off to inspect masonry below. See Item U.

	DESCRIPTION	PHOTO REF	RISK	RECOMMENDATION
U	General comment across internal façade: Damp and mould growth on return wall at centre of façade between Nos. 68 and 70, on roof and floors adjacent to façade, and on internal face of façade brickwork.	IMG_0403, IMG_0414, IMG_0418, IMG_0440, IMG_0443, IMG_0446, IMG_0450, IMG_0458, IMG_0459		This relates to Item Y – damage to the timber roof causing water penetration. The façade and its return walls have suffered from water penetration due to the leak in the roof and possible due to loose window seals. Temporary attempts have been made to stop the water ingress which is apparent from the installation of a temporary internal drainpipe below the roof of No. 68. Firstly, the route of water ingress should be repaired – see Item Y. As well as the roof, window seals should be repaired where required. All damp plaster should be stripped from the inside of the façade and the return walls (including middle return wall between Nos. 68 and 70) to allow the masonry to dry. This will also allow identification of any cracks in the masonry,
V	Crack in plaster, and brickwork not properly toothed into between adjacent sections of return wall.	IMG_0427, IMG_0461, IMG_0463		See Item R.
W	Minor cracks below and between window sills.	IMG_0446		Remaining plaster to be stripped back as per Item U to allow width of cracks in substrate to be measured. Cracks appear to be fairly minor and likely just to need repointing however crack-stitching may be required if cracks are wider at substrate.
X	Cracks in return wall at centre of façade/	IMG_0458		Remaining plaster to be stripped back as per Item U to allow width of cracks in substrate to be measured. Cracks appear to be minor - moderate and likely just to need repointing however crack-stitching may be required if cracks are wider at substrate.
Y	Damage to existing timber roof causing rainwater penetration.	IMG_0443, DJI_0041, DJI_0058		Existing timber roof to be replaced to provide a watertight covering. At No.68, a new permanent flat roof terrace is proposed for the main works. Therefore to avoid abortive or repeated works, it is recommended that the new permanent flat roof is installed as part of this first phase of works to protect the façade – see Section 6.5. From the drone survey carried out by Civic and from inspection from second floor level, it appears that there may also be a leak through the roof of No.70. As the roof to No.70 will be demolished in the main works, it is recommended that a temporary roof covering such as a membrane is installed to prevent any further water ingress to the façade and allow drying, without any abortive structural works.

	DESCRIPTION	PHOTO REF	RISK	RECOMMENDATION
Z	Existing tie rod from back of façade of No.68 to pitched roof structure.	DJI_0041, DJI_0058		This is likely currently in place to restrain the relatively tall façade piece at the top of No.68 and prevent it from leaning outwards. This is currently fixed back to the roof trusses that will be demolished as part of the main works. It is recommended that to replace the tie rod, a bracket support system is designed for the façade, to be fixed down to the new flat roof discussed in Item Y. This may be part of the main works or the façade works, dependent on the approach taken for the roof repair.

Table 1: Façade Observations and Recommendations

5. Façade Heritage Study

Civic Heritage conducted a photographic heritage study of the façade on the 10th June 2025 in conjunction with the conditional survey. The north-west facade fronts Oldham Street and forms the principal elevation of the two properties. The façade to both No.68 and No.70 was constructed as a single continuous façade. However, the architectural detail to both properties differs, suggesting that these were separately occupied after the initial construction of the façade (Figure 11). The ground floor to both properties comprises a mid-20th century shop frontage of clear glass glazing with a rolled steel I-section steel beam inserted at ceiling height. The shop front is obscured by individually controlled galvanised steel roller shutter doors (Figure 11). Above the galvanised steel hood that contained the shutter mechanism is mid-20th-century tiling that was fixed to the earlier brick façade (Figure 11).



Figure 11: General view of the north-west façade of No.68 and No.70, facing south-east

The first floor to No.68 consists of three window apertures comprising a semicircular head with a moulded hood mould and projecting keystone. The deep reveals contain moulded imposts with each of the piers containing projecting pilasters with decorative capitals (Figure 12). The openings house a single fixed light timber framed window with the glazing seemingly original to the framing. The frieze above the windows was largely obscured by the addition of modern netting, but it was possible to record it was highly decorative with acanthus leaves and dentilation (Figure 12).



Figure 12: Detail of the first floor windows to No.68, looking south-east

The second floor contains a further three window apertures comprising segmental arched heads with deep reveals with moulded plaster architraves. As with the first floor, the openings house a single fixed light timber-framed window with the glazing seemingly original to the framing (Figure 13). The projecting pilasters to the piers consist of Ionic Order capitals with the echinus containing the typical egg and dart moulding. Above the abacus of the pilasters a fluted corbel supports a dentil frieze and a simple moulded cornice (Figure 13).



Figure 13: Detail of the second floor windows to No.68, looking south-east

The pitched roof of the building was below a parapet wall with flat stone copings. The centre of the parapet contains an ornate arched pediment with moulded fluted corbels supporting a projecting fascia and cornice. The frieze is seemingly plain in design, however due to the covering of the pediment with modern netting it was not fully determined. Above the cornice was a segmental arched head with rendered copings. At the centre of the pediment was the building's numbers recessed within an oval and square panel with bullseyes to the corners (Figure 14).



Figure 14: Detail of the pediment of No.68, facing south-east

No.70 is situated approximately a quarter of a floor level above No.68 (Figure 15) and is less ornate. The floor is of three bays with two outer pilasters with simple Tuscan Order capitals (Figure 15). The three window apertures comprise flat arched brick heads with a projecting keystone and chamfered projecting stone sills (Figure 15). The reveals contain round-edged moulding openings and house a four-light timber-framed sash window with simple ogee cyma recta window horns. The clear glass glazing is most likely original to the window frame. The central window contains a triangular pediment with the reveals projecting out approximately 12mm ($\frac{1}{2}$ ins). A dentil band is situated above the keystones of the window heads and continues around the outer pilasters (Figure 15).



Figure 15: Detail of the first floor of the north-west façade of No.70, facing south-east

The second floor consists of three window apertures comprising segmental arched heads with projecting keystones. As with the first floor, the openings are deeply recessed with round-edged moulding openings with a four-light timber-framed sash window with simple ogee cyma recta window horns housed within the opening. The clear glass glazing is most likely original to the window frames (Figure 16). The outer edge of this level also contains pilasters with simple Tuscan Order capitals that continue upwards to the parapet wall (Figure 16). Above the keystones to the window heads was a protecting moulded cornice which forms the lower band of the frieze (Figure 16). The roof is obscured by a parapet wall with flat stone copings. The parapet and the frieze below do not contain any embellishments, differing from the No.68.



Figure 16: Detail of the second floor of the north-west façade of No.70, facing south-east

The north-eastern elevation of No.70 fronts Warwick Street and was originally constructed in a Flemish bond, however after the removal of the chimney, sections of the elevation were repaired in a stretcher bond (Figure 17). The mid-20th-century shopfront continues around the principal façade and comprises clear glass glazing with a rolled steel I-section steel beam inserted at ceiling height. The shop front is also obscured by an individually controlled galvanised steel roller shutter door (Figure 17). Above the galvanised steel hood containing the shutter mechanism is mid-20th-century tiling that was fixed to the earlier brick façade (Figure 17).



Figure 17: General view of the north-east façade of No.70, facing south-west

The upper floors of the elevation are not as decorative as the north-western elevation, however some architectural embellishments continue around from this elevation. The end pilasters to the first and second floor continue around from the north-west elevation. These diminish as it extends upwards with square plinths situated at floor level of each floor (Figure 18). The dentilation recorded at ceiling height continues onto the capital of the first-floor pilaster (Figure 18).



Figure 18: Detail of the upper floors to the north-east façade of No.70, facing south-west

The lower section of the parapet wall that obscures the roof consists of a stepped projecting string course with brick dentilation. The top of the wall was capped with flat stone copings with a curved coping situated to the north-western end. This raised the level of the wall to that of the north-west façade (Figure 18).

The south-west elevation of No.68 has largely obscured the adjoining building, the Castle Hotel, however the elements of the second floor is visible. This section was constructed in an irregular bond with flat stone copings to the parapet wall. At the centre of the property is the stretcher-bond chimney stack with five bishop chimney pots. The stack housed six pots originally, however the third pot from the north-western end had been removed and exposed the feather below (Figure 19).



Figure 19: General view of the south-west façade of No.68, facing east

Internally, the ground floor of the façade contains no historical elements of the earlier Victorian shop frontage (Figure 20). The upper floors are supported by a rolled steel I-section beam at ceiling height of the ground floor. It was not possible to record any rolling stamp to the web during the initial site visit, however doing the future soft strip programme of the properties, this might be uncovered. The only historical element that is extant is a brick pier situated to the south-east end of the north-eastern wall. This consists of a two-brick course wide pier with lime mortar that projected into the room (Figure 21).



Figure 20: General the mid-20th-century shopfront to the ground floor of No.68, facing north-west



Figure 21: Detail of the brick pier situated within the north-east wall of No.70, facing north

The first floor of No.68 contained three window apertures which are evenly spaced within the wall. The flanking apertures comprised flat timber sills with timber cladding obscuring the earlier timber architraves and lintel (Figure 22). The central aperture contains a semicircular head with moulded timber architrave that extends to the reveals (Figure 22).



Figure 22: The windows on the first floor of No.68, facing west

The first floor to No.70 contains three windows comprising flat internal timber sills and moulded timber architraves (Figure 23). The heads to each are obscured by a later suspended ceiling. The floor level of this building was lowered from the original position. This lowering exposed a timber beam with an inserted rolled steel I-section beam below. Between the two beams is four courses of irregular bond brickwork (Figure 24).



Figure 23: The windows on the first floor of No.70, facing north-west



Figure 24:]The timber beam within the façade of No.70, facing north

The three windows to the second floor to No.68 comprise moulded timber architrave, with a flat internal timber sill (Figure 25). The lintels to the apertures were not observed during the site investigation due to the plaster render that is attached to the original brick walls. At floor level, the early 20th-century timber moulded skirting boards were fixed to the wall (Figure 25).



Figure 25: The windows on the second floor of No.68, facing north

No.70's second floor wall was also brick constructed with plaster render and elements of the moulded timber skirting boards have been retained. The three windows consisted of moulded timber architraves with a flat arched head and a timber windowsill (Figure 26).



Figure 26: The windows on the first floor of No.70, facing north

6. Recommendations

6.1. Retention of Heritage Items

The north-west elevation forms the principal façade of buildings 68 and 70 Oldham Street and is currently in a poor condition. During the initial phase of the redevelopment, the façade will be partially restored and repaired in sections. This section of the report details the recommended heritage items that should be retained, replaced or repaired.

Externally, the ground floor to both properties is a mid-20th-century shop front therefore holds no historical value. The 20th-century intervention to this should be removed and the heritage-led replacement should be constructed. The early on-site works should remove the roller shutter doors and be replaced with hoarding. A graphic design could be used on the hoarding, or a local street artist could be commissioned to provide some temporary artwork. The tiles above the shutter mechanism and the advertising board above should also be removed during the main phase of works.

The windows to each of the upper floors to both No.68 and No.70 should be retained. The timber window frames are currently in a fair condition and all glazing is intact. The pilasters to both properties are in a poor condition but should be retained with the rendering to each cleaned. The render to the second-floor window heads should be replaced with the same type of render. Above the south-western window to the first floor of No.68, there is a projecting mould missing that should be replaced. This was originally the same design as those above the other windows to this level.

The rendering to No.70 should also be cleaned and needs to be significantly repaired around the central window to the first floor along with the capitals to the pilasters on this level. The triangular pediment, round moulded reveals and projecting keystones to all windows to No.70 should also be retained and cleaned.

All moulding and dentilation to both properties should be retained and cleaned, along with the ornate arched pediment to the centre of No.68.

The shopfront to the ground floor of the north-east elevation is also of no historical value and should also be removed. As with the north-western elevation, the roller shutter doors should be removed and replaced with hoarding. Again, a graphic design could be used on the hoarding. The tiles above the shutter mechanism and the advertising board above should also be removed during the main phase of works. The pilaster to the first and second floor should also be retained along with the dentilation at ceiling height of the second floor.

Internally, as detailed above, the ground floor is currently a mid-20th-century intervention and should be removed and replaced with a heritage-led shopfront design. The first floor to both properties is currently in a poor condition. The render to the walls should be removed as this is 'blown', and therefore will expose the original wall which should be retained. The window frames and architraves are in a good condition and should be retained. There is currently timber panelling obscuring elements of No.68's architraves. This should be removed to expose the timber fixture behind. The floor to No.70 has been lowered to be in-line with No.68. This lowering and the 'blown' plaster to the wall has exposed a substantial timber beam. This should be retained in situ as this is a high-value historical feature.

The second floor of the properties is currently in a poor condition with the plaster render 'blown' and has been removed in places. All plaster can be removed, which will expose the original brick wall. The brickwork should be retained. The window frames and architraves are in a good condition and should be retained. Elements of the moulded timber skirting remain, however due to the poor condition of the timber these can be removed. During this initial stabilisation works these do not need to be replaced but should be replaced with a similar moulding during the main phase of redevelopment.

6.2. Summary of Recommended Works

The following is a summary of the recommended works described in Table 1, in indicative sequence order.

- Install scaffold to Oldham Street, Warwick Street (return wall) and Castle Hotel (see Scaffold Requirements).
- Install temporary roof membrane to No. 70.
- Carry out roof works to No. 68 (solution dependent on preferred option described in Section 6.5).
- *At this point the structure should be watertight and can begin drying out.*
- Remove netting to No. 68 Oldham Street.
- Remove foliage growth on façade and return walls.
- Remove any areas of loose defective paint finish, render or tiles to external façade and return walls.
- Remove damp plaster and finishes to internal façade and return walls.
- Inspection by Civic at scaffold level of cracks identified, to confirm repairs.
- Inspection of window seals by specialist to confirm if repairs required to make façade watertight.
- Provide temporary restraint to the top façade piece of No.68 (to replace the tie rod) using scaffolding.
- Repoint cracks.
- Repair cracks using crack-stitching (if required from inspection at scaffold level, at this stage it appears that repointing only will be required).
- Replace moulding over right-most window at second floor of No.68 Oldham Street to architect's details (if required by client).
- Apply lime mortar render to external façade.
- Remove scaffold.
- Paint over graffiti and ground level or cover with temporary screen (if required by client).

The following should be noted as part of the main works to retain the facades of the building and construct a new building behind:

- Recommend that return wall on Warwick Street is retained approximately up to the line of new brickwork that has not been properly toothed in. This is subject to the main works engineering design and methodology and will be confirmed by the main works engineer.
- Restraint to the facade to be retained on Oldham Street by the return wall on Warwick Street (as discussed above), the party with the Castle Hotel (proposed to be fully retained) and the middle return wall between Nos. 68 and 70.

6.3. Further Investigations

As well as the visual inspections recommended in the previous section, a topographical survey of the roof, façade and return walls of the buildings is recommended in order to design the new permanent roof structure over No.68. A topographical survey of the first and second floor level would also be beneficial to allow construction methodology planning of the roof.

6.4. Scaffold Requirements

As described previously, a scaffold is required to Oldham Street, the front corner of Warwick Street, and the return wall with the Castle Hotel. The scaffold on Oldham Street and Warwick Street can be supported at street level. On Oldham Street, the pavement is wide so a scaffold should not restrict pedestrian flow, however there is a narrow pavement on Warwick Street which will likely be blocked by the scaffold.

Access is required to the party wall façade of No.68 above the Castle Hotel which is a Grade II listed building. It is likely that a scaffold is required for this works if access cannot be gained to the roof of the Castle Hotel. A scaffold may be able to cantilever from the Oldham Street scaffold, or from the roof

of No.68 Oldham Street. The detailed design and practicalities of which should be discussed with a scaffolding contractor.

The scaffold to No.68 is required to restrain the tall parapet section by temporarily bracing it back to the scaffold, for the temporary period between removal of the existing roof tie and installation of a new permanent restraint bracket.



Figure 27: Facade of party wall between No.68 and Castle Hotel

6.5. Roof Repair to No.68 Oldham Street

As discussed previously, there is damage to the existing timber pitched roof of No.68 Oldham Street which is causing water ingress to the building.

Various options are available to arrest or resolve this issue. The immediate requirement for remediation is to make the roof watertight in order for the façade to dry out and prevent further deterioration caused by damp.

Option 1 – Temporary Repair of Existing Roof Covering

As a temporary measure, the roof across No.68 and No.70 could be recovered with a temporary membrane. Both of these roofs are to be demolished in the proposed main works however it is necessary to make them watertight as part of the façade works phase in order to protect the façade. The existing damaged roof coverings and ceilings should be stripped back initially to allow inspection of the roof structure (timber trusses) by a structural engineer. If the existing structure is not considered suitable to support the temporary roof covering repair, it may be necessary to prop the existing timber trusses down to a suitable level.

Option 2 – Install New Permanent Flat Roof

As there will be a new permanent flat roof in the main works, it may be prudent to install this new permanent flat roof as part of the façade works to limit abortive structural work. The new permanent flat roof is to be designed as an accessible roof terrace for the aparthotel development. It is approximately 1200mm wide. It is recommended that the structural deck of the roof spans from party wall to party wall (approximately 5700mm span). The deck type should be lightweight to justify the load on the existing building; timber joists or steel purlins may be feasible subject to advice from a Fire Consultant. Precast concrete planks could also be considered as one plank is likely to be able to create the terrace area; however the weight of this would be higher than steel or timber.

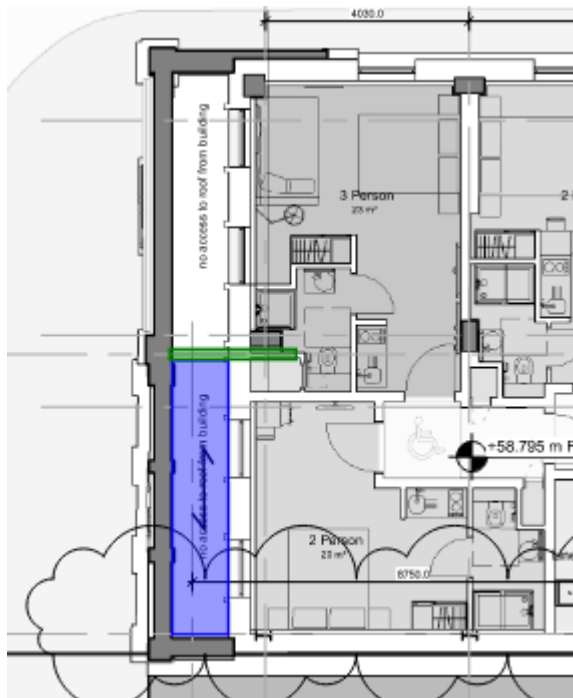


Figure 28: Plan area of new permanent flat roof

There is a proposed three storey extension to No.68 to be carried out during the main works, which would sit behind the new flat roof that would be installed as part of the façade works. The extension should be supported separately to the new flat roof; i.e.. any new structural elements of the new flat roof will not support the new extension. To replace the existing tie rod restraining the façade which would conflict with the new terrace in the main works, a restraint bracket could be installed as part of the new flat roof, for example a steel L-shaped brace.

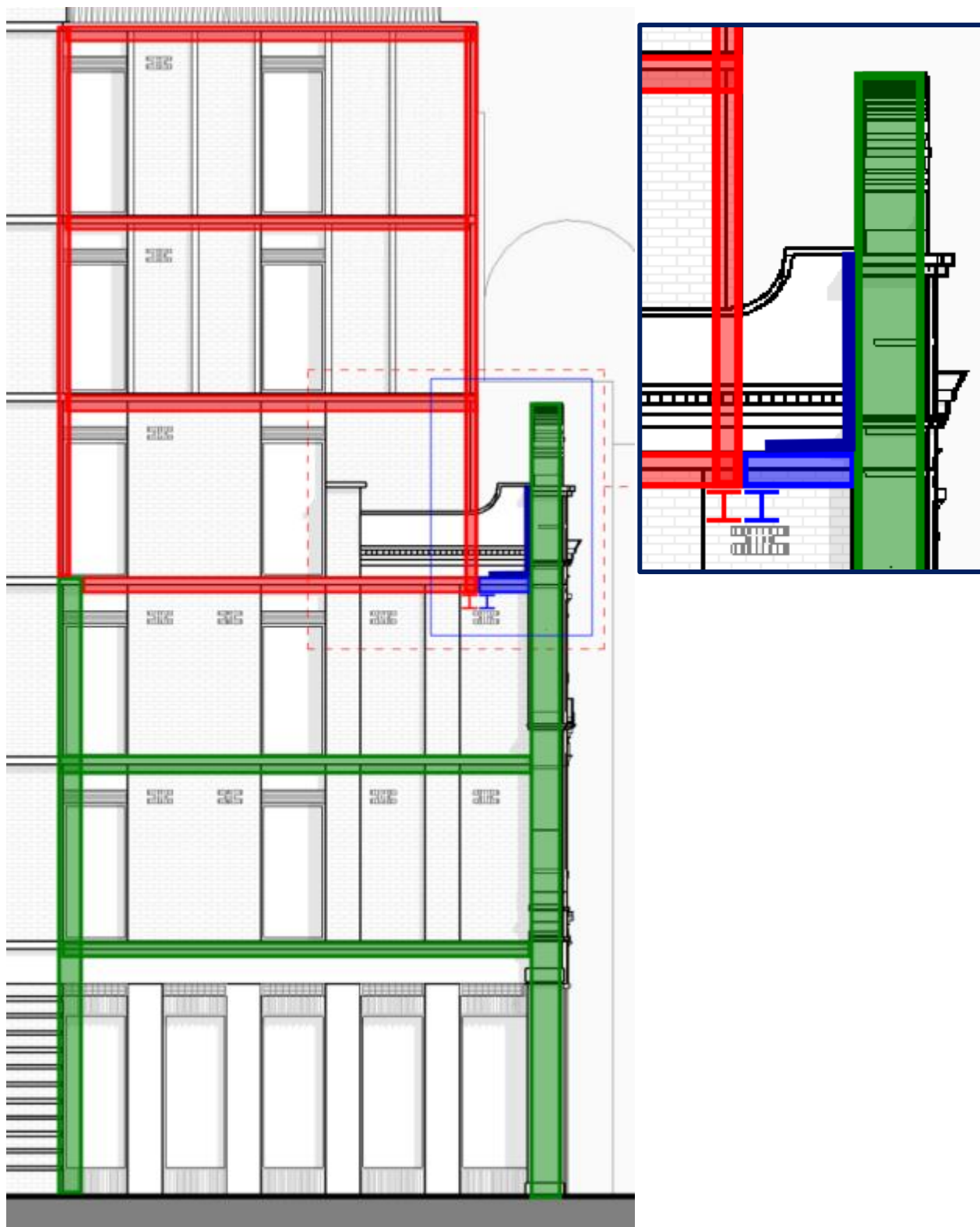


Figure 29: Existing (green), facade phase works (blue), and main works (red)

There is currently a damaged timber pitched roof in the location of the new flat roof, therefore the relationship between the new and existing elements need to be considered. The existing timber roof trusses may need to be cut back.

Civic Engineers have identified three main options for the new and existing roof relationship:

1. Install new permanent roof below existing timber roof trusses which are left in situ until the main works when they are demolished. This may compromise the headroom at second floor level as would limit the level of the new flat roof. The new steel brace to restrain the façade would be difficult to install so this part of the works would need to be held back until the main works, with the existing tie rod kept in place.

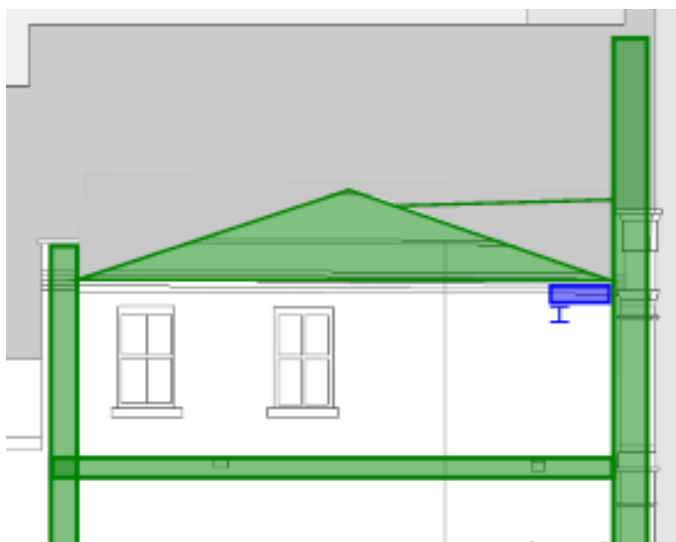


Figure 30: Option 1 for new flat roof

2. Cut back the existing timber roof trusses and prop at cut edge – requires further investigation of the construction and condition of floor joists to confirm if they can support temporary props. Propping may need to be down to the solid basement slab.

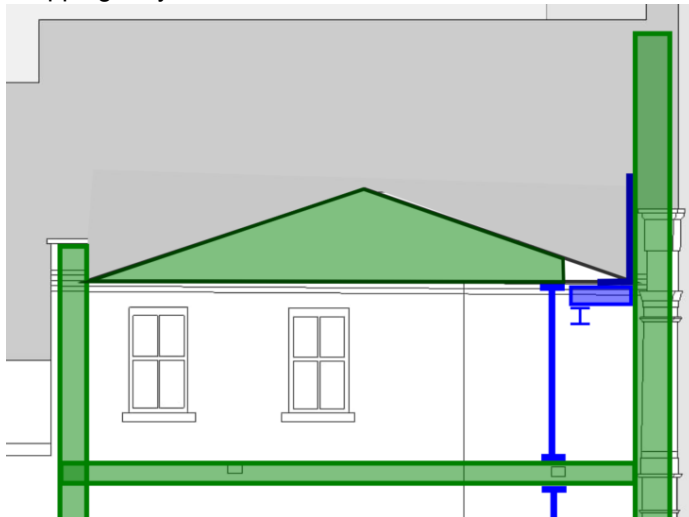


Figure 31: Option 2 for new flat roof

3. Cut back the existing timber roof trusses and support with a new steel beam at roof level spanning between party walls. This steel beam may become redundant during the main works when the timber trusses are demolished so there is a risk of abortive works. This beam could be incorporated within the main permanent works to support the new façade, however the new façade design would need to be developed sufficiently to allow the beam to be designed.

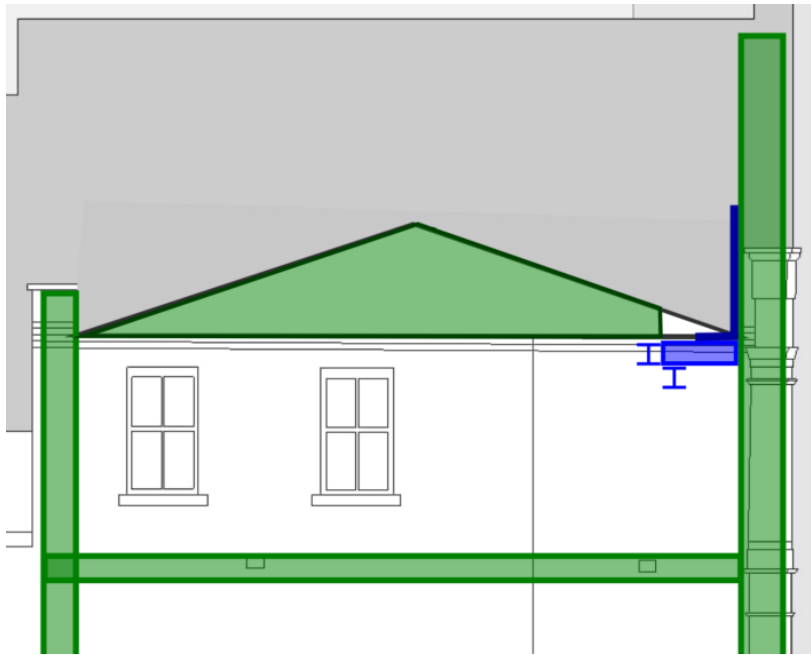


Figure 32: Option 3 for new flat roof

In all three of the above options to install the new flat roof, a temporary membrane would be required to lap over the new and existing roofs and avoid a potential weak spot for water penetration.

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