



**LIVERPOOL ROAD HOTEL,
MANCHESTER**

STRUCTURAL SURVEY REPORT

Project No 2205-02
November 2022
Rev: P01
LRH-REN-XX-XX-RP-S-00002

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Revision	Description	Issued by	Date	Checked
P01	For Information	P Whitesmith	28.11.2022	T Moran

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1.0 INTRODUCTION

This report sets out the findings of a visual structural survey carried out on the property located at 123-125 Liverpool Road in Manchester. The survey was carried out on 14th and 15th September 2022 and the weather at the time of survey was dry and partially cloudy.

The structural survey report includes the following:

- A description of the form of construction and materials used for each part of the building structure and the associated interdependence of the different parts of the structure.
- Identification and description of obvious structural defects and the identifiable risk of those that may be hidden.
- Identification of any potentially unstable building elements.
- Brief commentary on structural integrity.
- Brief description of potential repair and rectification works which may be necessary to address any issues identified and to prevent further deterioration.

The purpose of this report is to provide a general overview of the structural condition of the building, drawing attention to significant structural defects and items of disrepair and provide recommendations.

The findings of the structural survey presented in this report are based on a visual appraisal undertaken from ground level externally, and internally within the building where safe access was available. Parts of the structure that were unsafe to access or not visible from ground level, covered, unexposed, or inaccessible, have not been inspected and therefore the condition of such elements is unknown.

Where remedial proposals are suggested, these should be considered as indicative only and will need to be developed and confirmed following further investigations and assessment. All remedial proposals may require Building Control consent and may develop and change in response to third party feedback and input.

2.0 OVERVIEW OF BUILDINGS

The building covered by this survey report is located at 123-125 Liverpool Road in Manchester. The site is shown in Figure 2.1 below with the building that has been surveyed highlighted in red.

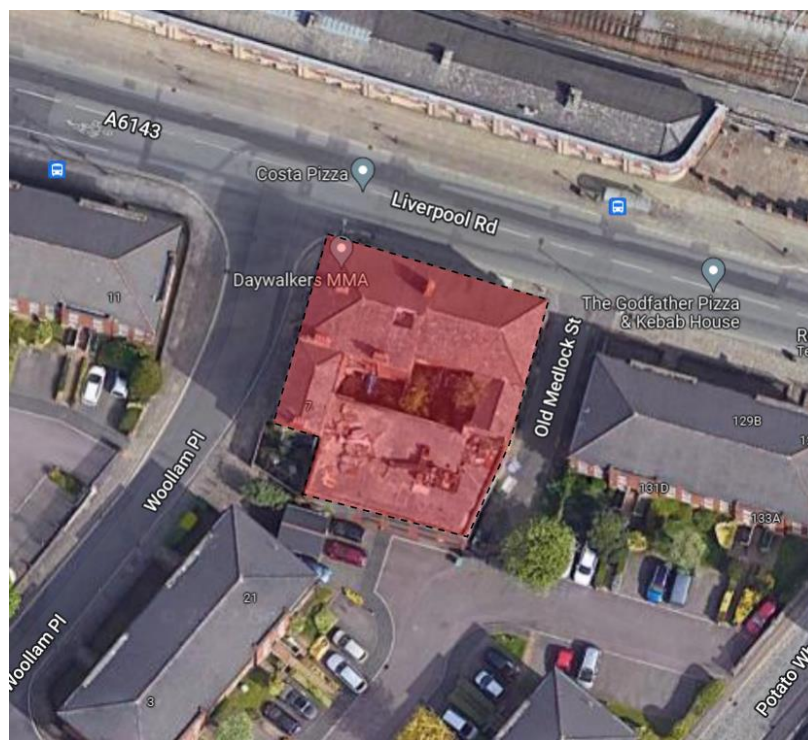


Figure 2.1: Site Location (Image © Google)

The oldest part of the building is 125 Liverpool Road in the north-west portion of the site. This was constructed in c.1829 and extended to the rear along Woollam Place c. 1836. Number 123 Liverpool Road was constructed adjacent to Number 125 in c.1836. These parts of the building are Grade-II listed. A small extension was added connecting to the rear of both buildings in the 1950/60s as well as a larger factory building linked to the rear of Number 123 on Old Medlock Street. The buildings are currently unoccupied.

The original parts of both 123 and 125 Liverpool Road are 3 storeys in height with a shared hipped roof and the portions on Woollam Place and Old Medlock Street having duo-pitched roofs. A basement underlies the whole footprint of these parts of the building. The later extensions to the rear of the listed building are 2 storeys high with flat roofs.

As the Client's intention is to demolish the 1950/60s elements of the building to allow for a new-build extension, the focus of this structural survey is on the 1800s construction and the structural items that would need to be picked up as part of any refurbishment works.

2.1 Construction Type(s)

The 19th century parts of the building are of traditional construction, with load-bearing brick masonry walls supporting suspended timber joist floors at 1st and 2nd floor, and pitched roofs formed with timber trusses covered with slates. The ground floor consists mainly of suspended timber floors with some areas of filler joist floor within Number 125. There is also a brick-vaulted area of basement underneath the 1830s extension along Woollam Place.

The remainder of the basement comprises traditional brick retaining walls with floors of ground-bearing concrete slabs, brick paving and stone flags. It appears that some of the original load-bearing walls have been removed historically, with steelwork being introduced to support the remaining walls above. Where original ceilings are still present, these are generally lath and plaster. Trial pits being carried out concurrently with the survey suggest that foundations are mainly brick corbels.

The factory building to the rear of the site comprises load-bearing masonry walls and a suspended beam-and-block floor construction spanning onto steel beams at 1st floor. Access to the 1st floor of this part of the building was not available during the survey. The ground floor of the factory is a ground-bearing concrete slab. However, it is apparent from historic excavations within the building that there are partially infilled brick-vaulted basements directly underneath the slab in some areas. These appear to be contemporary to the older listed parts of the building. The foundations to this building appear to be concrete strip footings in areas that were exposed during the survey, but the building may also be partly supported on the historic brick vaults. This will need to be validated through intrusive investigations prior to demolition works being carried out at the rear of the site.

3.0 OBSERVATIONS & COMMENTARY

This section should be read in conjunction with the indicative floor plans shown in Appendix 'A' and the selection of survey photographs presented in Appendix 'B'.

3.1 External

The following observations were recorded during the survey of the external aspects of the building. The observations are illustrated by the photos presented in Appendix 'B', with the corresponding photo references where applicable.

E01: An embedded pattress plate is visible at 2nd floor of the east elevation to the 19th century Woollam Place extension when viewed from the courtyard area. This lines through with a tie rod noted internally and a corresponding pattress plate on the west elevation. There are no obvious signs of structural distress or movement of masonry on the east elevation.

E02/04: The timber fascia at eaves level around the perimeter of the 19th century parts of the building is in poor condition in places. Rainwater goods are generally in poor condition.

E03: Visibility of the south elevation to 123 and 125 Liverpool Road is limited due to significant vegetation growth on top of the 20th century extension attached to the rear of the buildings. Evidence of historic repairs/areas of re-building to the south elevation are apparent.

E05: There is a visible bow to the east elevation of the building on Old Medlock Street. Several pattress plates were visible across this elevation which will have been introduced to address the movement of the wall. However, due to a structural collapse which has occurred inside the building at ground, 1st and 2nd floor, some of the tie rods corresponding to the pattress plates have failed. The masonry and mortar joints across the east elevation of the building exhibit no obvious signs of distress which would suggest that the movement of the wall is not currently ongoing.

E06/09: Bricks in the flat arches above some window openings have become displaced, likely due to historic movement of the surrounding walls.

E07: A broken downpipe on the east elevation of the building is causing water to run down the face of the external brickwork resulting in it being saturated and loss of mortar from joints.

E14: There is a visible bow to the west elevation of the building on Woollam Place. Pattress plates have been introduced at 2nd floor with tie rods noted internally below ceiling level. The masonry and mortar joints across the east elevation of the building exhibit no obvious signs of distress. The sections of masonry which the pattress plates are tied to internally also do not appear to have moved significantly. This may suggest that the movement of the wall on the west elevation is not ongoing and is currently being resisted by the pattress plates and tie rods. However, this should be verified by monitoring.

E15: The south elevation of the 19th century Woollam Place extension is mainly obscured due to vegetation growth.

3.2 Basement

The following observations were recorded during the internal survey of the basement. Where appropriate, the observations are illustrated by the photos presented in Appendix 'B', with the corresponding photo references where applicable.

B01: A filler joist floor is evident over rooms B01 and B03. Signs of corrosion are noted on the underside of the steel joists where these are visible.

B02/04/24: Signs of rot are evident at the bearing points of several timber beams over the basement. This is mainly where the beams are embedded into external retaining walls through which water ingress has occurred.

B05: A timber beam is being supported by the timber lintel over the door opening into room B07. The lintel appears to be decayed.

B06/08: Masonry piers are present throughout the basement to 125 Liverpool Road to support the ends of timber beams. These have presumably been introduced as a remedial detail to address loss of section at the bearings of the timber beams.

B07: A vertical crack has propagated through the external masonry wall adjacent to the door opening between rooms B06 and B07. This appears to line through with the back of the wall to the vaulted section of basement within room B07 and so may have been caused by differential movement between the adjacent parts of the building above.

B09/12/14: Masonry piers and a line of steel beams have been introduced to the underside of the crown of the vaulted ceiling over room B07. This structure is likely to have been added as a remedial solution due to the crown of the vault dropping historically. There are areas where water ingress has occurred through the vaulted ceiling causing the steel beams to corrode.

B10/15: Pavement lights within room B07 have been historically infilled. Water ingress is evident around the pavement lights and a gap has formed between the back of the masonry vaults and a second skin of brickwork behind which appears to have exacerbated the issue.

B11: There appears to be a door opening in the south-east corner of room B07 which has been historically infilled with brick. A pilot hole through the infill carried out as part of intrusive investigations being undertaken concurrently with the condition survey suggests that there is fill on the other side of the wall. The infilled historic basements underneath the factory extension at the rear of the site also do not appear to be present adjacent to room B07. This may suggest that the door opening is likely to have provided stepped access from ground level originally but has since been back filled.

B13: A horizontal crack has propagated along the crown of the arch over one of the historic pavement light openings within room B07. This is likely to be a result of the crown of the arch dropping over time.

B17: There is a slight bulge in an area of masonry on the underside of the vaulted ceiling within room B07 where the masonry has displaced. This appears to be a localised occurrence and the issue does not appear to be occurring elsewhere.

B18: A stair within the inaccessible part of the basement to 123 Liverpool Road has collapsed. This does not appear to have compromised the support of the adjacent ground floor structure.

B19: The lintel over the door opening from room B10 to the inaccessible part of the basement to 123 Liverpool Road has visibly deflected at the point where a timber beam supporting the ground floor is bearing.

B20: A vertical crack has formed through the masonry chimney breast in room B10.

B21/23: Propping has been installed historically to the underside of the ground floor structure in rooms B10 and B11, consisting of adjustable metal props bearing onto the basement floor with timber spreaders above. The reason for the introduction of this propping is unknown. The timber beams and joists above these rooms appear to be in variable condition with signs of decay in places.

B22: The steel column and tie members that supporting the structure above at ground, 1st and 2nd floor are corroded.

B25: A vertical crack has formed through a masonry wall underneath the bearing point of a timber beam adjacent to the stairs in room B09.

B26: A door opening appears to have been infilled with masonry at the end of the corridor adjacent to the stairs in room B09. Investigation through a section of missing brickwork on the infill appears to reveal rubble piled up within an inaccessible room beyond.

B27: A stone lintel over the opening for an infilled pavement light in room B13 has cracked.

3.3 Ground Floor

The following observations were recorded during the internal survey of the ground floor. Where appropriate, the observations are illustrated by the photos presented in Appendix 'B', with the corresponding photo references where applicable.

G01: The timber joists around a riser opening above room G02 appear to have been subject to fire damage and loss of section.

G02: Holes have been formed through a timber beam over room G02 to allow for service to pass through.

G04: Downstand beams have been installed over room G02 to allow for load-bearing walls to be removed and provide a more open space in the bar area. Most the beams are not visible due to the presence of finishes.

G05: One of the timber lintels that is visible over a window on the Liverpool Road elevation of room G02 appears to be decayed.

G06: A section of the masonry chimney breast on the rear elevation of room G02 has collapsed.

G07: The finishes on the internal face of the rear external wall in room G03 exhibit cracking. It is not clear whether the cracking is reflected in the masonry behind. The cracking could be a result of the vegetation growth on the external face of the wall.

G08: A section of masonry is missing from a wall adjacent to the stairs from ground floor to basement in room G06.

G09: The end bearing of a timber beam supporting the half-landing of the stairs over room G06 has failed. These stairs are due to be removed as part of the proposed works.

G10: The timber floor over the rear section of corridor in room G06 is in very poor condition with members excessively deflecting and visibly failed in areas. Significant water ingress is also apparent through the 1st floor. This part of the corridor is within the 1950/60s extension at the rear of 123 Liverpool Road. The 1st floor of this extension is inaccessible and large parts of the cladding are missing which is resulting in the water ingress visible at ground floor.

G11: The load-bearing masonry wall between the stairs in room G06 and the inaccessible part of room G05 is visibly bowing. The timber floors which were previously providing restraint to this wall at 1st and 2nd floor are now missing due to a collapse which has occurred in room G05. Due to the wall being of single brick thickness, the degree of lateral deflection means that the wall is likely unstable and at risk of collapse.

G12: A load-bearing masonry wall and timber floors at ground, 1st and 2nd floor have collapsed within room G05. This has left the walls either side unrestrained from basement to roof level and a section of ground floor inaccessible. Temporary props have previously been installed within this inaccessible area to support the remaining section of timber floor above. However, it is unclear how effective this propping is due to the build-up of debris underneath and the lack of access to closely inspect the 1st floor structure which is being supported.

3.4 First Floor

The following observations were recorded during the internal survey of the 1st floor. Where appropriate, the observations are illustrated by the photos presented in Appendix 'B', with the corresponding photo references where applicable.

101: A section of the external wall on Liverpool Road has been opened up to allow for service penetrations. This occurs at several points on the external walls of both 123 and 125 Liverpool Road.

102/09: Notches have been formed through timber joists over the 1st floor of 125 Liverpool Road to allow for services.

103: View of the fire damaged timber floor as seen in photo G01 from ground floor. Due to the fire damage, this area of the building is not safe to access and so it was not possible to inspect the adjacent bathroom during the survey.

104: A section of masonry at the base of a load-bearing wall within room 104 is missing.

105: A spliced section of timber joist is visible adjacent to the external wall on Woollam Place over room 104.

106: A tie rod is visible to the underside of 2nd floor concealed within a section of cornice over room 104. The end of the tie rod where it passes through the external wall on Woollam Place has corroded.

107: A timber joist over room 104 adjacent to the external wall on Woollam Place has rotted due to water ingress. The water appears to be entering the building at eaves level over the 2nd floor above on this elevation.

108/10: Minor cracking of wall finishes is apparent in some locations at 1st floor within 125 Liverpool Road. It is not clear whether this cracking is also present in the masonry behind.

111/12: The frame around the door between rooms 104 and 109 has visibly distorted and movement between the frame and the adjacent external wall is apparent. This is consistent with what is visible externally in photo E14. A gap has also opened up between the edge of the timber floor and the external wall along this elevation. Relative movement between the door frame and the external wall is approximately 80mm over the height of the frame (c. 2m).

113/14: The masonry on the internal face of the external wall on Old Medlock Street adjacent to the inaccessible part of room 107 is in variable condition with cracking above a window opening also noted.

115: The partition walls to the rear of the inaccessible part of room 107 appear to be unstable due to the partial failure of the underlying joists that remain adjacent to the line of the load-bearing wall that has previously collapsed.

116: Horizontal cracking has formed across the face of the load-bearing wall within the stair core adjacent to the inaccessible part of room 107. This suggests that a failure mechanism is occurring similar to that in the lower portion of the wall shown in photo G11.

117: The ceiling finishes over room 107 exhibit extensive cracking. However, there is no sign of structural distress in the floor finishes at 2nd floor above. A gap has also opened up between the ceiling and the internal wall separating 123 and 125 Liverpool Road.

118: The lintel and masonry over a window opening on the Liverpool Road elevation of room 107 appears to have dropped at one end. This is also apparent externally. However, there are no signs of obvious structural distress of the masonry and mortar joints above which suggests that the movement that has occurred is historic and not ongoing.

3.5 Second Floor

The following observations were recorded during the internal survey of the 2nd floor. Where appropriate, the observations are illustrated by the photos presented in Appendix 'B', with the corresponding photo references where applicable.

201: The roof trusses over the original part of 125 Liverpool Road appear to be in good condition.

202: The floorboards within room 203 are in variable condition and have been subject to patch repairs. This is a recurring issue throughout the 1st and 2nd floor of 125 Liverpool Road.

204/07/11/16/18/21: Cracking has formed on the internal face of several external walls around the perimeter of the 2nd floor of both 123 and 125 Liverpool Road. In some areas, wall finishes are present so it is not clear whether the issue is reflected in the masonry behind.

205: Localised damp is apparent on a timber roof purlin adjacent to the enclosure around the stairs in room 201.

206: The masonry partitions through the 2nd floor of 125 Liverpool Road are in variable condition.

208: Damp and water ingress is apparent at eaves level of room 206 which has caused deterioration of the timber wall plates and in some locations at the ends of roof purlins.

210: The timber lintel over the door opening between rooms 202 and 206 has significantly deteriorated due to water ingress.

212: A gap has opened up between the edge of the timber floor and the external wall on Woollam Place in room 205. This is consistent with the movement that has been noted in photos E14 and 111.

213: A 100mm gap has opened up between the walls in the south-east corner of room 205. There is also a dip in the floor towards the north-east corner of this room. There do not appear to be any issues with the floor levels in adjacent rooms so this appears to be isolated to room 205. Access is not possible into the 1st floor room below to determine a possible cause for the cracking.

214: A vertical crack has formed in the masonry adjacent to the door opening into room 206. This is at the junction between the original part of 125 Liverpool Road and the 19th century extension on Woollam Place, so it is likely to be a result of differential movement between the two parts of the structure.

217: A temporary propping arrangement designed by Renaissance as part of the initial making safe works to the building has been installed to the rear of the inaccessible area of room 208. The propping is supporting the section of roof that was left unstable as a result of the collapsed load-bearing wall in this area. Other elements of temporary propping (designed by others) have also been installed previously, presumably to take load off the roof truss above. However, their intended function is uncertain.

219: A timber beam and posts are visible through an opening in the ceiling which appear to have been installed to allow for the removal of a load-bearing wall which would have historically sub-divided room 208.

220: The section of external wall to the rear of the inaccessible stair core adjacent to room 208 appears to be in very poor condition. This part of the building is due to be demolished as part of the proposed works.

4.0 SUMMARY & RECOMMENDATIONS

Based upon the above observations, the issues are summarised below along with recommendations for remedial works where necessary and further investigation of some items.

4.1 Summary of Issues & Suggested Remedial Works

- A load-bearing wall and sections of floor at ground, 1st and 2nd floor have collapsed within the eastern part of 123 Liverpool Road leaving an internal load-bearing wall unstable and part of the elevation on Old Medlock Street unrestrained. A section of the roof is also currently temporarily propped because of the collapse. The unstable internal wall should be carefully taken down as a matter of urgency once adequate temporary works are in place to support any adjacent areas of structure. Following this, the floor structure at ground, 1st and 2nd floor should be reinstated as soon as possible and fully tied into the external and internal walls to provide restraint to them. The reinstatement works should also provide support to the roof and other adjacent structural elements to allow removal of all temporary works. This package of work is currently underway.
- The rear section of 123 Liverpool Road is currently inaccessible due to the structural collapse that has occurred in this part of the building. Once the emergency making safe and reinstatement works have been carried out, safe access should be made available into the rear of the building to allow for further inspection of the structural condition.
- There is a visible bow to the external wall on the west elevation of 125 Liverpool Road adjacent to Woollam Place. Tie rods and pattress plates have been installed historically at 2nd floor. No obvious signs of ongoing movement area apparent. However, given the extent of deflection, additional tying should be introduced between the external wall and the internal structure at both 1st and 2nd floor to provide enhanced restraint to the elevation. Where existing tie rods and pattress plates have corroded, these should be cleaned to remove all corroded material and allow for the application of a suitable corrosion protection system.
- Several masonry walls within the internal areas of the building are in variable condition with areas of loose brickwork and cracking. Any loose or missing masonry units should be replaced, and mortar joints should be raked out and re-pointed where these have deteriorated. In areas where significant cracking has occurred, a brick stitching repair should be introduced such as the Helibar remedial crack stitching system by Helifix (or equal). Internal finishes may need to be removed in places to confirm the full extent of repairs required. Where historic service penetrations have been formed through external walls, loose material should be removed, and the openings should be reinstated with a suitable repair mortar, or with suitable bricks where openings are larger.
- Deterioration of timber elements is visible in several areas of the building particularly at points where they are embedded into or positioned adjacent to external walls. A timber and damp survey has been carried out on a representative sample of structural timber elements throughout the building. Reference should be made to this to allow for the recommended remedial works.
- Significant water ingress is apparent throughout the basement of both 123 and 125 Liverpool Road which has had a detrimental effect on the structural elements of the building. To avoid further deterioration of the structure, a new waterproofing system and/or adequate heating and ventilation should be installed within the basement areas to provide protection in line with the grade appropriate for the proposed uses of the various spaces.
- Some of the existing timber lintels over window and door openings in the external elevations have significantly deteriorated and the masonry over these openings has dropped in places. Where this is the case, the lintels should be replaced and the brickwork reinstated or replaced.

- There are localised areas of deteriorated mortar joints across the elevations of the building. Re-pointing should be carried out in these areas as a minimum and where masonry units are missing or have failed, these should be replaced. As the building is of traditional construction, all cement-based pointing mortar (and areas of render if applicable) should be removed and replaced with suitable lime-based products. This will improve the permeability of the external walls to promote drying of the walls and minimise deterioration of the masonry.
- One of the rainwater downpipes on the Old Medlock Street side of the building has failed and is currently discharging onto the face of the wall rather than the pavement. All rainwater goods should be replaced or made good and connected into a suitable below ground drainage system to prevent saturation of the walls and/or any adverse effects on the building's footings.
- Vegetation growth is noted in several areas around the exterior of the building. All vegetation should be removed to allow for further inspection of the structural condition. It is likely that further typical masonry repairs will be required behind the vegetation. Advice on suitable methods of removal and treatment of embedded vegetation/root systems should be sought from a specialist.
- A crack has formed between walls in the corner of room 205 at 2nd floor. There is also a slope across the floor of this room. Safe access to the area immediately below the walls should be provided to allow inspection. The walls of room 205 will require remedial tying as a minimum and may require taking down and re-building.
- The separating wall between 123 and 125 Liverpool Road appears to have bowed causing a gap to form with the floor. A remedial tie detail with the existing joists at each floor should be installed to ensure that the separating wall is fully restrained and prevent further movement occurring in the long-term.
- Water ingress has caused the remedial steel beams that have been introduced in room B07 to corrode in places. If the intention is to retain the remedial steelwork, then the beams should be cleaned to remove all corroded material and allow for the application of a suitable corrosion protection system. For the beams and associated piers to be removed, an alternative support system for the vaulted ceiling should be developed to be installed in the permanent condition.
- Areas of corrosion are visible on the underside of the steel members embedded within the filler joist floor section of the ground floor over rooms B01 and B03 of the basement. Intrusive investigations should be carried out to determine the condition of the embedded steel members. If they are found to be heavily corroded, this area of floor may require replacement.
- A horizontal crack has formed along the crown of an arch over a pavement light opening in room B07 of the basement. An opening has also been created through the masonry vaulted ceiling over this room. Where cracking within the soffit of the vaulted ceiling has occurred, a permanent propping system may be required. Any missing or loose masonry units should be replaced.
- Water ingress is apparent through the infilled pavement lights around the perimeter of the basement. One of the stone lintels supporting the opening into a pavement light in room B13 has also cracked at its midpoint. A suitable waterproofing detail should be developed to prevent further water ingress through the pavement lights. The lintels should also be replaced where these have cracked or deteriorated.
- Timber lintels within the basement of 123 Liverpool Road are noted to have deflected in some areas underneath the bearing points for ground floor beams. Where this has occurred, the structure above should be temporarily propped allow for the lintels and supported masonry to be removed and replaced. The new lintels should be designed to make a suitable allowance for the loads imposed by the structure at ground floor.
- An area of the timber floor over room G02 at ground floor appears to have been damaged by fire and some of the joists have suffered from section loss. Suitable temporary propping should be installed to allow the fire-damaged joists to be removed and replaced.

- Corrosion of the steel members which have been installed from basement to 2nd floor spanning across the width of 123 Liverpool Road has occurred. The steelwork should be cleaned to remove all corroded material and allow for the application of a suitable corrosion protection system. The loss of section of these members should be assessed to assess any strengthening/enhancement which may be required.
- Various notches have been formed through timber joists throughout the building. Where this is the case, the joists should be replaced with new. In the case where a notch has been formed through the timber beam over room G02 at ground floor, a design check will need to be carried out to ensure that this is suitable to remain in place. If not, then strengthening of the beam may be necessary.
- The floorboards throughout the building are in variable condition and have been subject to patch repairs in places. As such, it is recommended that new floor coverings are installed where required.

The above scope is indicative at this stage based on the observations to accessible areas within the building. However, it is based on our experience of similar buildings in a similar condition.

Given the age of the buildings, any refurbishment works should be undertaken using compatible materials to the original form of construction that would have allowed the building to 'breathe' and prevent moisture being trapped within the fabric. Any external or internal renders should be lime-based, and any insulations should be breathable. Injection of remedial DPC's should be avoided as this leads to accelerated deterioration of the brickwork and mortar below, and over time can compromise the structural stability of the building.

4.2 Conclusions

The existing building at 123-125 Liverpool Road has evidently been left unmaintained for several years and the deterioration that has occurred over this time has left the structure in a general state of disrepair. Part of the structure within Number 123 has collapsed which has left adjacent areas of the building unsafe and in need of urgent rectification works. This is currently being addressed as part of a package of emergency works. Once these have been carried out, safe access should be made available into the rear part of Number 123 to allow for a further survey of the structural condition in this area of the building.

As well as the emergency works, there are also several other less immediate structural concerns that will need to be addressed as part of the refurbishment of the existing building if it is to be brought back into use for the public. As the architectural proposals are developed, the required works can be assessed and defined to minimise effects on the historic building fabric and where necessary, adopt sympathetic repair methods and materials.

To ensure the continued effectiveness of the structural remedial works and prevent further deterioration of the structure in the long-term, a schedule of routine maintenance should also be put in place as part of the operation of the building.

APPENDIX A – INDICATIVE FLOOR LAYOUTS

NOTES:

1. THIS PLAN IS INDICATIVE ONLY AND SHOULD BE READ IN CONJUNCTION WITH THE ACCOMPANYING REPORT LRH-REN-XX-XX-RP-S-00002 DATED NOVEMBER 2022.

KEY

B01

ROOM REFERENCE

SPAN OF TIMBER FLOOR JOISTS

SPAN OF MASONRY VAULTS

SPAN OF BEAM AND BLOCK FLOOR

EXTENT OF MASONRY VAULTS

EXTENT OF FILLER JOIST FLOOR

TIMBER BEAM

DOWNSTAND BEAM (MATERIAL UNKNOWN)

STEEL BEAM

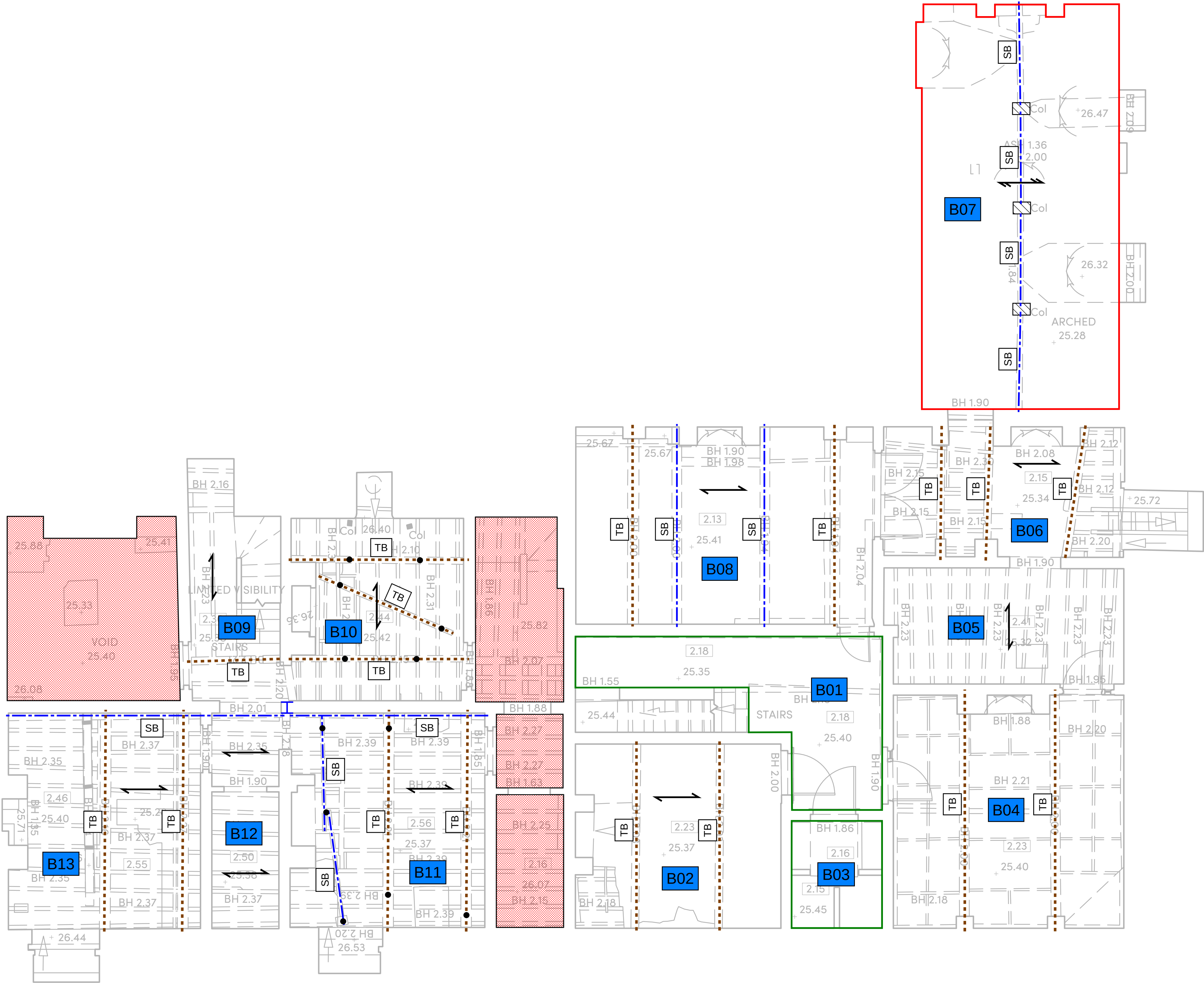
STEEL COLUMN

MASONRY PIER

STEEL PROP

TIE ROD AND PATTRASS PLATES

AREA OF BUILDING INACCESSIBLE DUE TO DEBRIS/UNSAFE STRUCTURE



NOTES:

1. THIS PLAN IS INDICATIVE ONLY AND SHOULD BE READ IN CONJUNCTION WITH THE ACCOMPANYING REPORT LRH-REN-XX-XX-RP-S-00002 DATED NOVEMBER 2022.

KEY

B01

ROOM REFERENCE

SPAN OF TIMBER FLOOR JOISTS

SPAN OF MASONRY VAULTS

SPAN OF BEAM AND BLOCK FLOOR

EXTENT OF MASONRY VAULTS

EXTENT OF FILLER JOIST FLOOR

TB

TIMBER BEAM

DB

DOWNSTAND BEAM (MATERIAL UNKNOWN)

SB

STEEL BEAM

I

STEEL COLUMN

MASONRY PIER

●

STEEL PROP

TIE ROD AND PATRESS PLATES

AREA OF BUILDING INACCESSIBLE DUE TO DEBRIS/UNSAFE STRUCTURE



P01	FOR INFORMATION	28.11.22	PW	TM
Rev:	Description:	Date:	By:	Chkd:
renaissance Renaissance Associates Ltd Carvers Warehouse 77 Dale Street Manchester M1 2HG				
Project: LIVERPOOL ROAD HOTEL, MANCHESTER				
Drawing Title: GROUND FLOOR LEVEL INDICATIVE FLOOR PLAN				
Status: FOR INFORMATION				
Size:	Date:	Drawn by:	Designed by:	Checked by:
A1	NOV'22	PW	-	TM
Scale:	1:50	Project No:	2205-02	
Project - Originator - Volume - Level - Type - Role - Number:				Revision:
LRH-REN-XX-XX-RP-S-00002B				P01

NOTES:

1. THIS PLAN IS INDICATIVE ONLY AND SHOULD BE READ IN CONJUNCTION WITH THE ACCOMPANYING REPORT LRH-REN-XX-XX-RP-S-00002 DATED NOVEMBER 2022.

KEY

B01

ROOM REFERENCE

SPAN OF TIMBER FLOOR JOISTS

SPAN OF MASONRY VAULTS

SPAN OF BEAM AND BLOCK FLOOR

EXTENT OF MASONRY VAULTS

EXTENT OF FILLER JOIST FLOOR

TB

TIMBER BEAM

DB

DOWNSTAND BEAM (MATERIAL UNKNOWN)

SB

STEEL BEAM

I

STEEL COLUMN

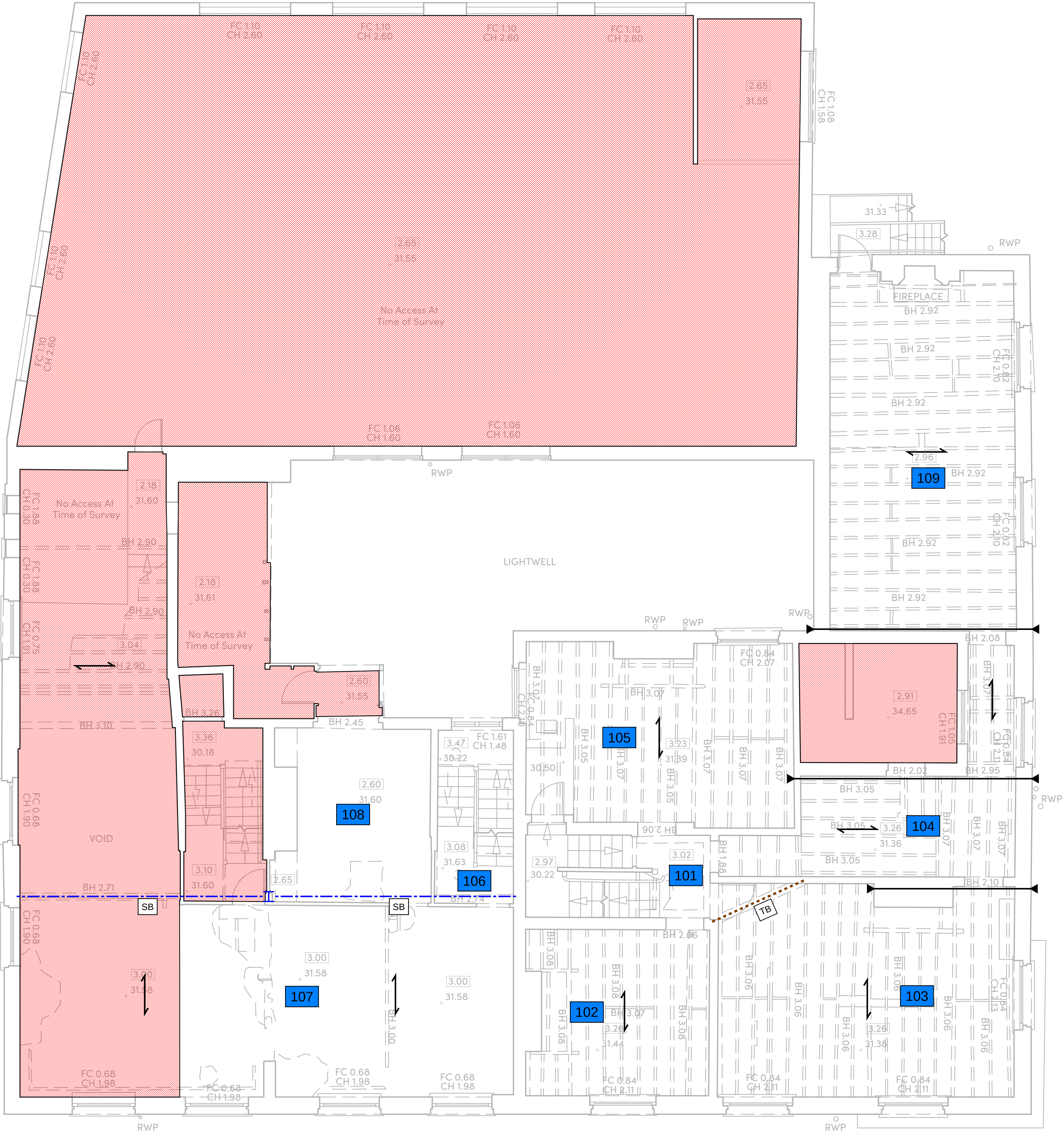
MASONRY PIER

●

STEEL PROP

TIE ROD AND PATRESS PLATES

AREA OF BUILDING INACCESSIBLE DUE TO DEBRIS/UNSAFE STRUCTURE



P01	FOR INFORMATION	28.11.22	PW	TM
Rev:	Description:	Date:	By:	Chkd:
renaissance Renaissance Associates Ltd Carvers Warehouse 77 Dale Street Manchester M1 2HG				
Project: LIVERPOOL ROAD HOTEL, MANCHESTER				
Drawing Title: 1ST FLOOR LEVEL INDICATIVE FLOOR PLAN				
Status: FOR INFORMATION				
Size: A1	Date: NOV'22	Drawn by: PW	Designed by: -	Checked by: TM
Scale: 1:50	Project No: 2205-02			
Project - Originator - Volume - Level - Type - Role - Number:				Revision:
LRH-REN-XX-XX-RP-S-00002C				P01

NOTES:

1. THIS PLAN IS INDICATIVE ONLY AND SHOULD BE READ IN CONJUNCTION WITH THE ACCOMPANYING REPORT LRH-REN-XX-XX-RP-S-00002 DATED NOVEMBER 2022.

KEY

B01

ROOM REFERENCE

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SPAN OF MASONRY VAULTS

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TB

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MASONRY PIER

STEEL PROP

TIE ROD AND PATTRESS PLATES

AREA OF BUILDING INACCESSIBLE DUE TO DEBRIS/UNSAFE STRUCTURE



P01	FOR INFORMATION	28.11.22	PW	TM
Rev:	Description:	Date:	By:	Chkd:



Renaissance Associates Ltd
Carvers Warehouse
77 Dale Street
Manchester
M1 2HG

Project:

LIVERPOOL ROAD HOTEL,
MANCHESTER

Drawing Title:

2ND FLOOR LEVEL
INDICATIVE FLOOR PLAN

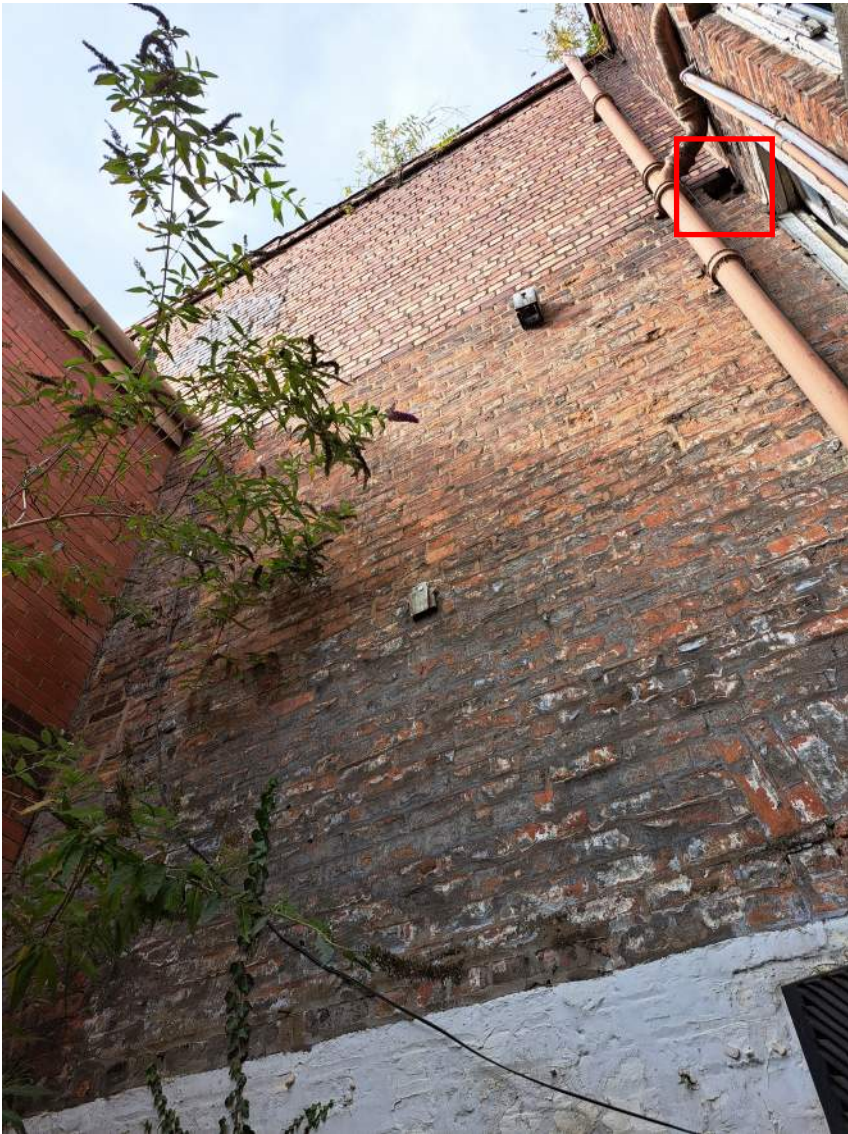
Status:

FOR INFORMATION

Size:	Date:	Drawn by:	Designed by:	Checked by:
A1	NOV'22	PW	-	TM

Scale:	1:50	Project No:	2205-02				
Project	Originator	Volume	Level	Type	Role	Number	Revision:
LRH-REN-XX-XX-RP-S-00002D	P01						

APPENDIX B – SITE PHOTOGRAPHS



E01: EAST ELEVATION TO 19TH CENTURY WOOLLAM PLACE EXTENSION. EMBEDDED PATRESS PLATE IS VISIBLE AT 2ND FLOOR IN LOCATION INDICATED. NO OBVIOUS SIGNS OF STRUCTURAL DISTRESS.



E02: SOUTH ELEVATION TO 125 LIVERPOOL ROAD WITHIN COURTYARD. TIMBER FASCIA AT EAVES LEVEL AND RAINWATER GOODS ARE GENERALLY IN POOR CONDITION.



E03: VISIBILITY OF SOUTH ELEVATION TO 123 AND 125 LIVERPOOL ROAD ABOVE REAR EXTENSION IS LIMITED DUE TO SIGNIFICANT VEGETATION GROWTH. EVIDENCE OF NUMEROUS HISTORIC REPAIRS/AREAS OF RE-BUILDING.



E04: MASONRY ON EAST ELEVATION TO 19TH CENTURY WOOLLAM PLACE EXTENSION SHOWS NO OBVIOUS DEFECTS. TIMBER FASCIA IN NEED OF REPLACEMENT. VEGETATION PRESENT AT EAVES LEVEL.

P01	28.11.2022	FOR INFORMATION	PW	TM
REV	DATE	PURPOSE	DRN	CHK
renaissance Renaissance Associates Ltd Carvers Warehouse 77 Dale Street Manchester M1 2HG				
PROJECT LIVERPOOL ROAD HOTEL, MANCHESTER				
TITLE SITE PHOTOGRAPHS - SHEET 1				
PROJECT NO. 2205-02				
DRAWING APP B-01	REV P01	SCALE @ A3 -		
STATUS FOR INFORMATION				



E05: EAST ELEVATION TO 123 LIVERPOOL ROAD. THERE IS A VISIBLE BOW TO THE GABLE WALL AS WELL AS SEVERAL PATTRESS PLATES BUT THERE ARE NO OBVIOUS SIGNS OF ONGOING MOVEMENT.



E06: DISPLACED BRICKS IN A FLAT ARCH ABOVE A WINDOW OPENING ON THE EAST ELEVATION TO 123 LIVERPOOL ROAD.



E07: WEATHERED MORTAR JOINTS, SATURATED BRICKWORK AND VEGETATION GROWTH UNDER A RAINWATER DOWNPIPE ON THE EAST ELEVATION TO 123 LIVERPOOL ROAD.



E08: JOINT BETWEEN 19TH AND 20TH CENTURY SECTIONS OF 123 LIVERPOOL ROAD ON OLD MEDLOCK STREET. VEGETATION GROWTH IS VISIBLE AT ROOF LEVEL.

P01	28.11.2022	FOR INFORMATION	PW	TM
REV	DATE	PURPOSE	DRN	CHK
renaissance Renaissance Associates Ltd Carvers Warehouse 77 Dale Street Manchester M1 2HG				
PROJECT LIVERPOOL ROAD HOTEL, MANCHESTER				
TITLE SITE PHOTOGRAPHS - SHEET 2				
PROJECT NO. 2205-02				
DRAWING APP B-02	REV P01	SCALE @ A3 -		
STATUS FOR INFORMATION				



E09: DEFLECTION OF BRICKWORK OVER WINDOW OPENING ON NORTH ELEVATION TO 123 LIVERPOOL ROAD. THE MORTAR JOINTS HAVE BEEN RECENTLY RE-POINTED.



E11: JOINT BETWEEN 123 AND 125 LIVERPOOL ROAD. CRACKING OF MORTAR JOINTS IS VISIBLE BETWEEN THE 1ST AND 2ND FLOOR WINDOWS. EVIDENCE OF MOVEMENT IS APPARENT ABOVE 1ST FLOOR.



E10: GENERAL VIEW OF NORTH ELEVATION TO 123 LIVERPOOL ROAD. BRICKWORK APPEARS TO BE IN SOUND CONDITION GENERALLY. THERE ARE SOME SIGNS OF HISTORIC MOVEMENT, PARTICULARLY IN THE AREA INDICATED.



E12: GENERAL VIEW SHOWING THE RECESSED NORTH WEST CORNER AT GROUND FLOOR LEVEL OF 125 LIVERPOOL ROAD.

P01	28.11.2022	FOR INFORMATION	PW	TM
REV	DATE	PURPOSE	DRN	CHK
renaissance Renaissance Associates Ltd Carvers Warehouse 77 Dale Street Manchester M1 2HG				
PROJECT LIVERPOOL ROAD HOTEL, MANCHESTER				
TITLE SITE PHOTOGRAPHS - SHEET 3				
PROJECT NO. 2205-02				
DRAWING APP B-03	REV P01	SCALE @ A3 -		
STATUS FOR INFORMATION				



E13: PROJECTING CORNER ABOVE 1ST FLOOR ON THE NORTH WEST CORNER OF 125 LIVERPOOL ROAD. THERE ARE NO OBVIOUS SIGNS OF STRUCTURAL DISTRESS ABOVE.



E14: WEST ELEVATION TO 125 LIVERPOOL ROAD. THERE IS A VISIBLE BOW TO THE GABLE WALL AND PATRESS PLATES HAVE BEEN INSTALLED AT 2ND FLOOR. EXTERNAL DRAINAGE IS IN POOR CONDITION.



E15: VIEW OF SOUTH ELEVATION TO 19TH CENTURY WOOLLAM PLACE EXTENSION IS MAINLY OBSCURED DUE TO VEGETATION GROWTH. EVIDENCE OF RE-BUILDING ABOVE EAVES LEVEL. EXTERNAL FIRE ESCAPE APPEARS TO BE IN SERVICEABLE CONDITION.



E16: GENERAL VIEW OF 125 LIVERPOOL ROAD FROM WOOLLAM PLACE.

P01	28.11.2022	FOR INFORMATION	PW	TM
REV	DATE	PURPOSE	DRN	CHK
renaissance Renaissance Associates Ltd Carvers Warehouse 77 Dale Street Manchester M1 2HG				
PROJECT LIVERPOOL ROAD HOTEL, MANCHESTER				
TITLE SITE PHOTOGRAPHS - SHEET 4				
PROJECT NO. 2205-02				
DRAWING APP B-04	REV P01	SCALE @ A3 -		
STATUS FOR INFORMATION				



B01: FILLER JOIST FLOOR AT GROUND FLOOR OVER ROOM B01. THERE ARE SIGNS OF CORROSION ON THE UNDERSIDE OF THE STEEL JOISTS.



B02: THE ENDS OF THE TIMBER BEAMS OVER ROOM B02 WHERE THEY ARE EMBEDDED INTO THE EXTERNAL WALL ON LIVERPOOL ROAD SHOW SIGNS OF DECAY.



B03: GENERAL VIEW OF ROOM B02. THE BASEMENT FLOOR GENERALLY CONSISTS OF BRICK PAVING.



B04: TIMBER ROT AT THE END OF A BEAM SUPPORTING THE GROUND FLOOR OVER ROOM B04 AS VIEWED FROM THE OTHER SIDE OF THE WALL IN ROOM B05.



B05: TIMBER BEAM SUPPORTED BY LINTEL OVER DOOR OPENING INTO ROOM B07.



B06: MASONRY PIER PRESUMABLY ADDED AS REMEDIAL DETAIL TO ADDRESS LOSS OF TIMBER BEAM BEARING OVER ROOM B06. THIS WAS NOTED IN SEVERAL AREAS OF THE BASEMENT TO 125 LIVERPOOL ROAD.



B07: VERTICAL CRACK TO MASONRY WALL BETWEEN ROOMS B06 AND B07.



B08: REMEDIAL MASONRY PIER AT END OF TIMBER BEAM IN ROOM B08.



B09: REMEDIAL MASONRY PIERS AND STEEL BEAMS ADDED TO SUPPORT THE CROWN OF THE VAULTED CEILING IN ROOM B07.



B10: INFILLED PAVEMENT LIGHT WITHIN ROOM B07. THERE ARE SIGNS OF WATER INGRESS THROUGH THE INFILL.



B11: HISTORIC DOOR OPENING INFILLED WITH MASONRY IN THE SOUTH EAST CORNER OF ROOM B07.



B12: CORROSION OF THE REMEDIAL STEEL BEAMS SUPPORTING THE CROWN OF THE VAULTED CEILING OVER ROOM B07.



B13: HORIZONTAL CRACK AT THE CROWN OF A MASONRY ARCH OVER A PAVEMENT LIGHT WITHIN ROOM B07.



B14: REMEDIAL STEEL BEAM EMBEDDED INTO THE EXTERNAL END WALL OF ROOM B07. CORROSION WAS NOTED AT THE END OF THE BEAM.

P01	28.11.2022	FOR INFORMATION	PW	TM
REV	DATE	PURPOSE	DRN	CHK
renaissance Renaissance Associates Ltd Carvers Warehouse 77 Dale Street Manchester M1 2HG				
PROJECT LIVERPOOL ROAD HOTEL, MANCHESTER				
TITLE SITE PHOTOGRAPHS - SHEET 5				
PROJECT NO. 2205-02				
DRAWING APP B-05		REV P01	SCALE @ A3 -	
STATUS FOR INFORMATION				



B15: JOINT BETWEEN SKINS OF MASONRY ADJACENT TO PAVEMENT LIGHT HAS OPENED UP ON THE WOOLLAM PLACE ELEVATION OF ROOM B07.



B16: HOLE FORMED THROUGH VAULTED MASONRY ABOVE ROOM B07.



B17: LOCALISED DISPLACEMENT OF MASONRY ON UNDERSIDE OF VAULTED CEILING WITHIN ROOM B07.



B18: COLLAPSED STAIRS FROM BASEMENT TO GROUND FLOOR WITHIN INACCESSIBLE PART OF BASEMENT TO 123 LIVERPOOL ROAD. VIEWED FROM DOOR OPENING FROM ROOM B10.



B19: LINTEL OVER DOOR OPENING FROM ROOM B10 TO INACCESSIBLE PART OF BASEMENT TO 123 LIVERPOOL ROAD HAS DEFLECTED AT BEARING POINT OF TIMBER BEAM.



B20: VERTICAL CRACK THROUGH MASONRY CHIMNEY BREAST IN ROOM B10.



B21: HISTORIC PROPPING TO TIMBER BEAMS SUPPORTING THE GROUND FLOOR OVER ROOM B10. THE BEAMS AND JOISTS IN THIS AREA APPEAR TO BE IN VARIABLE CONDITION.



B22: CORROSION OF STEEL COLUMN AND TIE MEMBERS EMBEDDED WITHIN WALL BETWEEN ROOMS B10 AND B11.



B23: HISTORIC PROPPING TO TIMBER BEAMS SUPPORTING THE GROUND FLOOR OVER ROOM B11. AS WITH ROOM B10, THE BEAMS AND JOISTS IN THIS AREA APPEAR TO BE IN VARIABLE CONDITION.



B24: EVIDENCE OF DECAY AT THE BEARING OF A TIMBER BEAM OVER ROOM B11 WHERE IT IS EMBEDDED INTO THE EXTERNAL WALL ON LIVERPOOL ROAD.



B25: VERTICAL CRACK IN WALL ADJACENT TO STAIRS IN ROOM B09 AT BEARING POINT FOR TIMBER BEAM ABOVE.



B26: HISTORIC DOOR OPENING INFILLED WITH MASONRY AT END OF CORRIDOR ADJACENT TO STAIRS IN ROOM B09. BUILD-UP OF RUBBLE BEHIND THE INFILL IS VISIBLE.



B27: CRACK IN STONE LINTEL ABOVE INFILLED PAVEMENT LIGHT ON THE LIVERPOOL ROAD ELEVATION OF ROOM B13.

P01	28.11.2022	FOR INFORMATION	PW	TM
REV	DATE	PURPOSE	DRN	CHK
renaissance Renaissance Associates Ltd Carvers Warehouse 77 Dale Street Manchester M1 2HG				
PROJECT LIVERPOOL ROAD HOTEL, MANCHESTER				
TITLE SITE PHOTOGRAPHS - SHEET 6				
PROJECT NO. 2205-02				
DRAWING APP B-06	REV P01	SCALE @ A3 -		
STATUS FOR INFORMATION				



G01: AFIRE DAMAGE AND LOSS OF SECTION TO 1ST FLOOR TIMBER JOISTS AROUND RISER OPENING ADJACENT TO BAR ABOVE ROOM G02.



G02: TIMBER BEAM ABOVE ROOM G02. HOLES HAVE BEEN FORMED THROUGH THE BEAM TO ALLOW FOR SERVICES.



G03: STEEL BEAM BEARING ONTO MASONRY PIER BEHIND BAR IN ROOM G02.



G04: DOWNSTAND BEAMS OVER ROOM G02. THESE HAVE LIKELY BEEN INTRODUCED TO ALLOW LOAD-BEARING WALLS TO BE REMOVED.



G05: SIGNS OF DECAY TO TIMBER LINTEL OVER WINDOW OPENING ON LIVERPOOL ROAD ELEVATION OF ROOM G02.



G06: SECTION OF MASONRY CHIMNEY BREAST HAS COLLAPSED ON REAR ELEVATION OF ROOM G02.



G07: CRACKING OF FINISHES ON INTERNAL FACE OF REAR EXTERNAL WALL TO ROOM G03. IT IS NOT CLEAR WHETHER THE CRACKING IS REFLECTED IN THE MASONRY BEHIND.



G08: SECTION OF MASONRY MISSING FROM WALL ADJACENT TO STAIRS FROM GROUND FLOOR TO BASEMENT IN ROOM G06.



G09: FAILED END BEARING OF TIMBER BEAM SUPPORTING HALF-LANDING OF STAIRS OVER ROOM G06.



G10: FAILED TIMBER FLOOR OVER REAR SECTION OF CORRIDOR IN ROOM G06. SIGNIFICANT WATER INGRESS IS APPARENT IN THIS PART OF THE STRUCTURE.



G11: VISIBLE BOWING OF LOAD-BEARING MASONRY WALL ADJACENT TO STAIRS IN ROOM G06. RESTRAINT TO WALLS FROM FLOORS HAS BEEN LOST DUE TO ADJACENT COLLAPSE WITHIN ROOM G05.



G12: LOAD-BEARING MASONRY WALL AND TIMBER FLOORS AT GROUND, 1ST AND 2ND FLOOR HAVE COLLAPSED. SECTION OF GROUND FLOOR IS INACCESSIBLE TO REAR OF ROOM G05. TEMPORARY PROPS HAVE BEEN INSTALLED TO SUPPORT FAILED TIMBER FLOOR ABOVE.

P01	28.11.2022	FOR INFORMATION	PW	TM
REV	DATE	PURPOSE	DRN	CHK
renaissance Renaissance Associates Ltd Carvers Warehouse 77 Dale Street Manchester M1 2HG				
PROJECT LIVERPOOL ROAD HOTEL, MANCHESTER				
TITLE SITE PHOTOGRAPHS - SHEET 7				
PROJECT NO. 2205-02				
DRAWING APP B-07	REV P01	SCALE @ A3 -		
STATUS FOR INFORMATION				



101: SECTION OF EXTERNAL WALL ON LIVERPOOL ROAD WITHIN ROOM 103 HAS BEEN OPENED UP TO ALLOW FOR SERVICE PENETRATIONS.



102: VARIOUS NOTCHES HAVE BEEN FORMED THROUGH TIMBER FLOOR JOISTS AT 2ND FLOOR OVER ROOM 103.



103: APPARENT FIRE DAMAGE OF TIMBER JOISTS AROUND OPENING THROUGH FLOOR IN ROOM 104. ACCESS INTO ADJACENT BATHROOM IS NOT POSSIBLE DUE TO UNSAFE STRUCTURE.



104: SECTION OF MASONRY MISSING AT BOTTOM CORNER OF LOAD-BEARING WALL WITHIN ROOM 104.



105: SPLICED SECTION OF TIMBER JOISTS ADJACENT TO EXTERNAL WALL ON WOOLLAM PLACE IN ROOM 104.



106: TIE ROD TO UNDERSIDE OF 2ND FLOOR HAS BEEN CONCEALED WITHIN CORNICE OVER ROOM 104. SIGNS OF CORROSION WHERE ROD PASSES THROUGH EXTERNAL WALL ON WOOLLAM PLACE.



107: TIMBER JOIST OVER ROOM 104 ADJACENT TO EXTERNAL WALL ON WOOLLAM PLACE HAS DECAYED DUE TO WATER INGRESS.



108: CRACKING UNDER INTERNAL WINDOW OPENING SEPARATING ROOM 104 FROM INACCESSIBLE BATHROOM.



109: VARIOUS NOTCHES HAVE BEEN FORMED THROUGH END OF TIMBER FLOOR JOISTS OVER ROOM 105.



110: CRACKING OF FINISHES ON INTERNAL FACE OF EXTERNAL WALL ON WOOLLAM PLACE IN ROOM 105.



111: VISIBLE DISTORTION OF DOOR FRAME BETWEEN ROOMS 104 AND 109 IN RELATION TO ADJACENT EXTERNAL WALL ON WOOLLAM PLACE WHICH SHOWS SIGNS OF MOVEMENT.



112: BASE OF DOOR FRAME BETWEEN ROOMS 104 AND 105. MAXIMUM HORIZONTAL DEFLECTION OF APPROXIMATELY 80mm OVER HEIGHT OF DOOR FRAME. GAP HAS ALSO OPENED UP BETWEEN TIMBER FLOOR AND EXTERNAL WALL.



113: CRACKING OF MASONRY OVER WINDOW OPENING WITHIN INACCESSIBLE AREA OF ROOM 107 ON OLD MEDLOCK STREET ELEVATION.



114: MASONRY ON INTERNAL FACE OF EXTERNAL WALL IS IN VARIABLE CONDITION ADJACENT TO COLLAPSE ZONE WITHIN REAR SECTION OF 123 LIVERPOOL ROAD. EVIDENCE THAT TIE RODS HAVE ALSO FAILED WHEN FLOOR HAS COLLAPSED.

P01	28.11.2022	FOR INFORMATION	PW	TM
REV	DATE	PURPOSE	DRN	CHK
renaissance Renaissance Associates Ltd Carvers Warehouse 77 Dale Street Manchester M1 2HG				
PROJECT LIVERPOOL ROAD HOTEL, MANCHESTER				
TITLE SITE PHOTOGRAPHS - SHEET 8				
PROJECT NO. 2205-02				
DRAWING APP B-08	REV P01	SCALE @ A3 -		
STATUS FOR INFORMATION				



115: 1ST FLOOR HAS COLLAPSED IN ROOM 107. THE PARTITION WALLS WITHIN THE INACCESSIBLE AREA TO THE REAR OF 123 LIVERPOOL ROAD APPEAR TO BE UNSTABLE DUE TO FAILURE OF TIMBER JOISTS BELOW.



116: HORIZONTAL CRACK ACROSS THE FACE OF THE LOAD-BEARING MASONRY WALL FROM WITHIN THE STAIRS ADJACENT TO THE INACCESSIBLE PART OF ROOM 107.



117: EXTENSIVE CRACKING OF CEILING FINISHES OVER ROOM 107. A GAP ALSO APPEARS TO HAVE OPENED UP BETWEEN THE CEILING AND THE INTERNAL WALL SEPARATING 123 AND 125 LIVERPOOL ROAD.



118: THE LINTEL AND MASONRY OVER A WINDOW OPENING ON THE LIVERPOOL ROAD ELEVATION OF ROOM 107 APPEARS TO HAVE DIPPED AT ONE END.



119: GENERAL VIEW OF ROOM 107.

P01	28.11.2022	FOR INFORMATION	PW	TM
REV	DATE	PURPOSE	DRN	CHK
renaissance Renaissance Associates Ltd Carvers Warehouse 77 Dale Street Manchester M1 2HG				
PROJECT LIVERPOOL ROAD HOTEL, MANCHESTER				
TITLE SITE PHOTOGRAPHS - SHEET 9				
PROJECT NO. 2205-02				
DRAWING APP B-09		REV P01	SCALE @ A3 -	
STATUS FOR INFORMATION				



201: GENERAL VIEW OF ROOF TRUSSES OVER ORIGINAL PART OF 125 LIVERPOOL ROAD. THESE APPEAR TO BE IN GOOD CONDITION.



202: FLOOR BOARDS WITHIN ROOM 203 ARE IN VARIABLE CONDITION AND HAVE BEEN SUBJECT TO PATCH REPAIRS.



203: OPENING FORMED THROUGH EXTERNAL WALL ON LIVERPOOL ROAD IN ROOM 203 TO ALLOW FOR FOUL WATER PIPE.



204: MINOR CRACKING OF EXTERNAL WALL OF WOOLLAM PLACE IN ROOM 202.



205: MASONRY/STUDWORK ENCLOSURE FORMING SKYLIGHT ABOVE THE STAIRWELL VIEWED FROM ROOM 201. SIGNS OF DAMP ON SURFACE OF TIMBER ROOF PURLIN ADJACENT TO ENCLOSURE.



206: DAMAGE TO MASONRY PARTITIONS IN ROOM 204. THE PARTITIONS ARE IN VARIABLE CONDITION THROUGHOUT THE 2ND FLOOR OF 125 LIVERPOOL ROAD.



207: VERTICAL CRACK UNDER WINDOW OPENING ON THE EAST ELEVATION OF ROOM 204.



208: SIGNS OF DAMP AND WATER INGRESS THROUGH THE TIMBER WALL PLATE AT EAVES LEVEL OF ROOM 206.



209: ROOF TRUSS OVER ROOM 206.



210: TIMBER LINTEL OVER DOOR OPENING BETWEEN ROOMS 202 AND 206 IS DECAYED.



211: CRACKING OF MASONRY ON REAR ELEVATION OF ROOM 206.



212: GAP BETWEEN TIMBER FLOOR AND EXTERNAL WALL ON WOOLLAM PLACE IN ROOM 205.



213: 100mm GAP BETWEEN WALLS IN SOUTH EAST CORNER OF ROOM 205. THERE IS ALSO AN OBVIOUS DIP IN THE TIMBER FLOOR OF THIS ROOM TOWARDS THE NORTH EAST CORNER.



214: VERTICAL CRACK IN MASONRY ADJACENT TO DOOR OPENING INTO ROOM 206 AS SEEN FROM ROOM 202.

P01	28.11.2022	FOR INFORMATION	PW	TM
REV	DATE	PURPOSE	DRN	CHK
 renaissance Renaissance Associates Ltd Carvers Warehouse 77 Dale Street Manchester M1 2HG				
PROJECT				
LIVERPOOL ROAD HOTEL, MANCHESTER				
TITLE				
SITE PHOTOGRAPHS - SHEET 10				
PROJECT NO. 2205-02				
DRAWING		REV	SCALE @ A3	
APP B-10		P01	-	
STATUS				
FOR INFORMATION				



215: GENERAL VIEW OF ROOM 208. SECTION OF 2ND FLOOR IS INACCESSIBLE ON OLD MEDLOCK STREET SIDE OF BUILDING DUE TO COLLAPSE.



216: MINOR CRACKING AROUND WINDOW OPENING IN EXTERNAL WALL ON LIVERPOOL ROAD AS VIEWED FROM WITHIN ROOM 208.



217: VIEW OF COLLAPSE AT 2ND FLOOR. RENAISSANCE HAVE DESIGNED TEMPORARY PROPPING TO SUPPORT SECTION OF ROOF ON LINE OF COLLAPSED WALL AS PART OF INITIAL MAKING SAFE WORKS. PROPPING HAS ALSO BEEN INSTALLED HISTORICALLY DESIGNED BY OTHERS.



218: CRACKING OF FINISHES PROPAGATING FROM CORNER OF WINDOW OPENING ON LIVERPOOL ROAD ELEVATION IN ROOM 208.



219: TIMBER BEAM AND POST SUPPORTING ROOF PURLINS IS VISIBLE FROM OPENING IN CEILING OVER ROOM 208. THIS APPEARS TO BE HAVE BEEN INSTALLED TO ALLOW FOR THE REMOVAL OF A LOAD-BEARING WALL WHICH WOULD HAVE HISTORICALLY SUB-DIVIDED THE ROOM.



220: SECTION OF EXTERNAL WALL TO THE REAR OF THE INACCESSIBLE STAIR CORE ADJACENT TO ROOM 208 IS IN POOR CONDITION.



221: MINOR CRACKING OF FINISHES PROPAGATING FROM CORNERS OF WINDOW OPENING ON REAR ELEVATION OF ROOM 207.

P01	28.11.2022	FOR INFORMATION	PW	TM
REV	DATE	PURPOSE	DRN	CHK
renaissance Renaissance Associates Ltd Carvers Warehouse 77 Dale Street Manchester M1 2HG				
PROJECT LIVERPOOL ROAD HOTEL, MANCHESTER				
TITLE SITE PHOTOGRAPHS - SHEET 11				
PROJECT NO. 2205-02				
DRAWING APP B-11		REV P01	SCALE @ A3 -	
STATUS FOR INFORMATION				