
PROPOSED DEMOLITION OF WORKSHOP AND OFFICE SPACE
EGERTONS RECOVERY GROUP, PASTON ROAD, WYTHENSHAW

JULY 2022

Introduction

This document has been prepared by Davenport Architecture to accompany a full planning application for the demolition of a derelict single storey workshop building and 3 storey office building on the Egertons Recovery Group site in Shartson.

The proposed demolition site lies west of Paston Road. To the South is the Selwyns Travel yard and buildings with a number of other businesses to the north, including the Egertons main office building off Brandor Road. Most of the buildings to the north of the application site up to Brandor Road are owned and controlled by Egertons Recovery as highlighted by the blue line on the site location plan. These include a daycare centre and office building.

The client has carried out a number of surveys and inspections of the building to assess viability for re-use. The poor condition of the buildings and structural damage means that it is not a viable option to refurbish or repair.

This brief document provides a photographic record and analysis of the building to be demolished. Due to safety issues it was not possible to access the interior of the office building. All other areas are photographed and highlight the general building condition.

The buildings have no positive contribution to the site, either architecturally or commercially. Their demolition and removal will ensure a cleaner and safer site for the Egertons Group as well as other business on and around the site

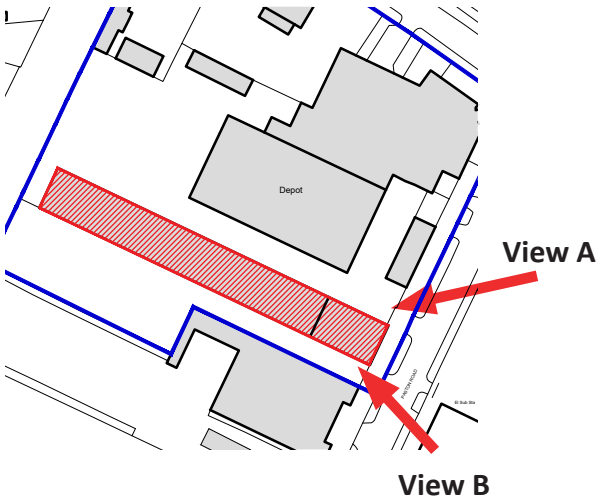


The buildings

The areas proposed for demolition consist of two interlinked structures build around the 1960's. Fronting Paston Road is a three storey concrete framed office building connected to a long single storey barrel vaulted concrete framed workshop building which extends all the way to the western boundary.

Offices

The office building has a footprint of approximately 14 x 21m with a gross external area of approximately 880m² (9500sq/ft). The building is a re-enforced concrete frame, clad with brown brickwork. Steel framed windows span between the concrete frame wrapping around 80% of the north, east and south elevations, with solid infill walls between floors most likely pre-cast concrete.



Office Building - View A

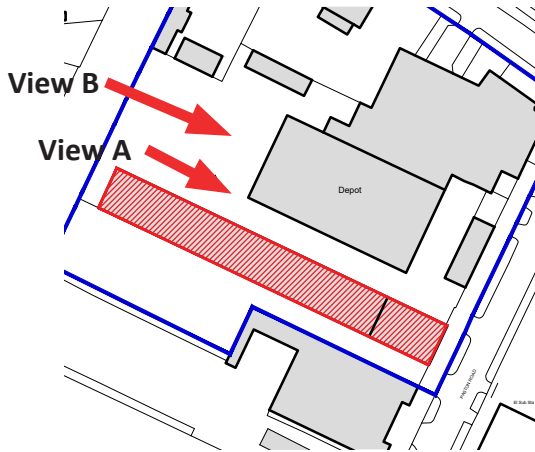


Office Building - View B

The buildings

Workshops

The workshops to the rear have a footprint of approximately 14 x 96.5m with a gross external area of approximately 1351m² (14,542sq/ft). These are also constructed as a concrete frame with the lower walls clad in brown brick matching the office building. High level concrete framed windows sit over the brickwork just below the barrel vaulted roof structure. The re-enforced double barrel vaulted roof is constructed as a cast in-situ structure lined externally with a bitumen felt. .



Workshop Building - View A



Workshop Building - View B



The workshops and office buildings, both have major structural issues and are in a state of disrepair.

One of the more common problems which can be seen in these spaces is deteriorating concrete. Over years of exposure to the elements it's clear that insufficient coverage was given to the concrete re-enforcement causing internal corrosion followed by blowing of the concrete cover. The re-enforcement steels are now exposed in many areas across all buildings causing falling debris and potential structural instability.

Other damage around the building includes damaged brickwork in the workshop space and collapsed ceilings in the office spaces. Although access was not available, we are advised that elements of the structural floors and roof slabs have collapsed causing extensive internal damage.





Site Walk Through



View A



View B



View C



View D



View E



View F



View G



View H



View I



View J



View K



View L



View M



View N



View O



View P



View Q