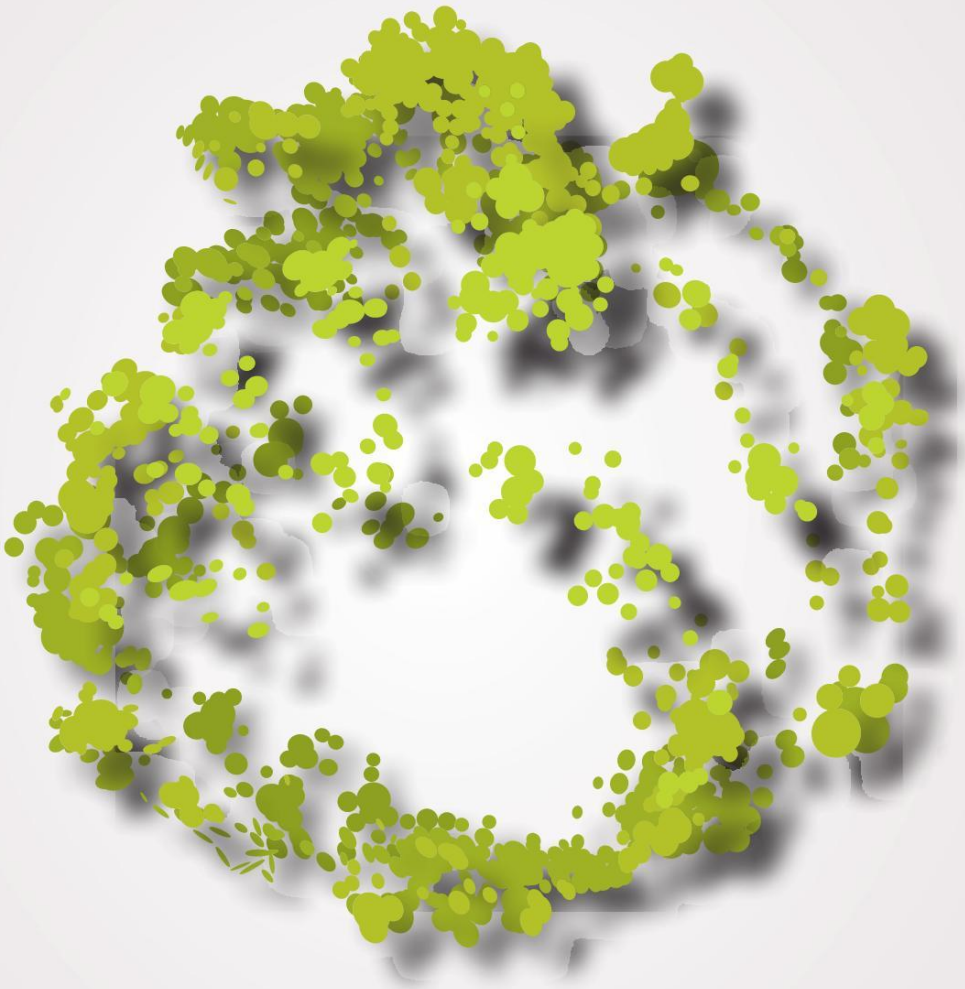


4891M

NXQ Lever Street, Manchester
Existing Buildings - Condition Appraisal

November 2025

Consulting Structural and Civil Engineers

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1.0 DOCUMENT CONTROL

Revision Number	Purpose of Issue	Date of Issue (dd/mm/yyyy)	Prepared by:	Checked by:	Approved by:	Description of Changes / Issue
01	PLANNING	27/11/2025	SJS	COM	NC	-

2.0 INTRODUCTION & EXECUTIVE SUMMARY

The purpose of this document is to outline our observations relating to the condition of the existing structures located on the proposed NXQ development on Lever Street, Manchester and underline to Manchester City Council the precarious position they are in and the health and safety risk that this poses to the general public. Following our inspections of the existing structures it is our view that the most prudent mitigation to these risks is for the demolition to be undertaken as a matter of urgency. This report has been produced to support the urgent need for demolition to take place to remove these risks.

Nationwide Regeneration have appointed AKT II on behalf of Soller Group to provide structural engineering advisory services as part of the proposed demolition works. Given our involvement with the proposed re-development of the site and through various structural surveys undertaken during this time we have a sound understanding of the form, condition and key risks associated with each building.

Various appraisals have been undertaken of the existing buildings intermittently since 2017. These have been listed out below and have been appended to this document. A summary of each report has been provided to give further context :

1) Structural survey - Graham Jones Associates Ltd 9th February 2017. Carried out on behalf of Beech Holdings for 56-58 Lever Street properties (See Section 3 for summary of report)
2) Structural site visit and visual survey - AKTII 19th August 2020. Carried out on behalf of Soller Group. (See Section 4 for summary of report)
3) Site visit conducted 26/10/2023 by AKTII. Carried out on behalf of Soller Group. (See Section 5 for summary of report)
4) Site walkover conducted 15/05/2024 - partial collapse of building 7 observed. Refer to Section 3 for further information. (See Section 5 for summary of report)
5) Site walkover (Houldsworth St units conducted 27.10.25)
6) Site visit conducted 17.11.2025 of the Golden Tandoori, Picadilly Club and La Rosa takeaway premises.

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

This document provides a summary of the surveys outlined above, an account of the partial collapse event that occurred in May '24 with our interpretation of the root cause before providing an appraisal of the buildings in their current condition.

The existing structures across the proposed development site comprises a range of predominantly mid-to-late 19th-century buildings constructed using traditional load-bearing masonry for external walls, with internal timber joisted floors and timber roof structures–often king-post trusses–supported in places by cast-iron or steel columns. Many plots incorporate cast-iron lateral restraints, pattress plates, and tie rods to address historic movement and provide façade stability, while some infill structures feature later additions such as steel beams and precast concrete planks. Roofs are generally slate-covered supporte on battens, purlins and timber trusses.

To aid building identification and assist the condition surveys, we have identified the principal building plots across the site. The existing structures are shown in Figures 1 and 2:

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



Figure 1 - Key plan of existing buildings

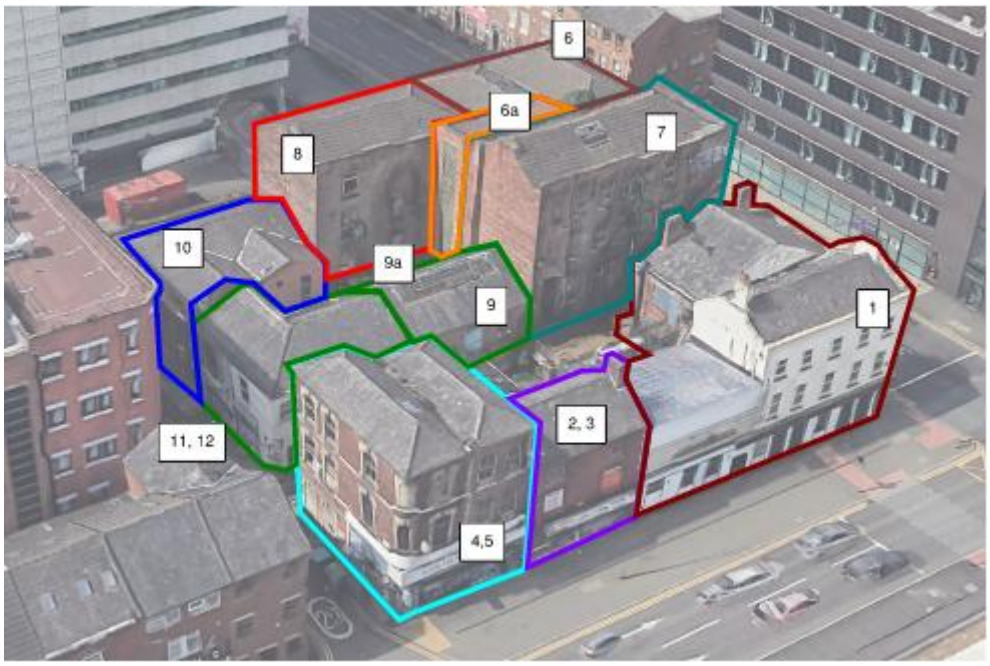


Figure 2 - iso view of existing buildings

2.1 SUMMARY OF EXISTING CONDITION

The table below summarises the general condition of each plot, identifies areas that were inaccessible for survey, and highlights the risk level associated with each building. The risk level indicates the risk of a significant collapse which could result in building materials being deposited onto the pavement/roads and therefore direct risk to the passing public. The condition of each plot is expanded upon in the following sections of this report.

Lever Street - Existing Site Condition Summary

Plot #	Plot name	Inaccessible Areas	General condition	Property risk level
1	Bem Brasil	Upper floor structures following strip out	Generally sound, possible water ingress in upper levels.	
2 & 3	La Rosa	Ground floor retail unit	Roof in poor state allowing water ingress resulting in collapse of roof / ceiling finishes	
4 & 5	Golden Tandori	Top floor of the Picadilly Club due to collapse stair - therefore not safe to survey.	Extremely poor condition. Little lever st elevation significant brickwork defects. Water ingress above first to second stairwell has resulted in collapse and unsafe access to upper floor. Basement in poor condition with props in place to support ground floor	
6, 6a & 8	Houldsworth St north units	General floorplates not accessed due to safety concerns. Visual only survey carried out from central stair core	Extremely poor condition. Rotten timber bearings, partial collapsed floor structures and loss of restraint ties to façade walls	
7	Little Ancoats St north unit	No internal access available following collapse event in May '24.	Extremely poor condition. Roof removed to make building safe allowing water ingress throughout. Front elevation propped to prevent collapse. Rotten timber bearings, partial collapsed floor structures and loss of restraint ties to façade walls	
9 & 9a	Little Ancoats St central units	Inaccessible due to unsafe condition of surrounding buildings	Building at risk due to the extremely poor condition of Plot 6a, 7, 8 and 11 & 12 surrounding it.	
10	MOB Burgers	None	Appears to be in sound condition although at risk given extremely poor condition of Plot 8 and the shared party wall	
11 & 12	Little Ancoats St south unit	None	Ground floor timber structure over basement is rotten with holes in places. Limited safe access to ground floor. Minor defects to elevations.	

Low Risk
Moderate Risk
High Risk

Figure 3 - Existing Site Condition Summary Table

3.0 GJA SURVEY SUMMARY 09.02.2017

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



Figure 3 - Plot 6 and 7 surveyed by GJA

3.1 SUMMARY OF EXTERNAL INSPECTIONS

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

3.2 SUMMARY OF INTERNAL INSPECTIONS

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

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

3.3 CONCLUSIONS

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

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

It is understood that no remedial works have been undertaken since the time of this survey and therefore further deterioration has occurred in the intervening 8 years, as evidenced by the recent collapse of Plot 7 outlined in Section 6. As outlined in the following sections of this report there is anecdotal evidence of further collapse which increases the risk of compromised stability resulting in a potentially unsafe structure.

4.0 AKT II SITE SURVEY APPRAISAL REPORT 19.08.20

The survey was commissioned by Soller Group to inform a Heritage Statement and support future planning applications. The inspection, carried out on 29th July 2020, focused on the external facades and internal structures of selected areas within the site, which comprises nine distinct building sections of varying age and height.

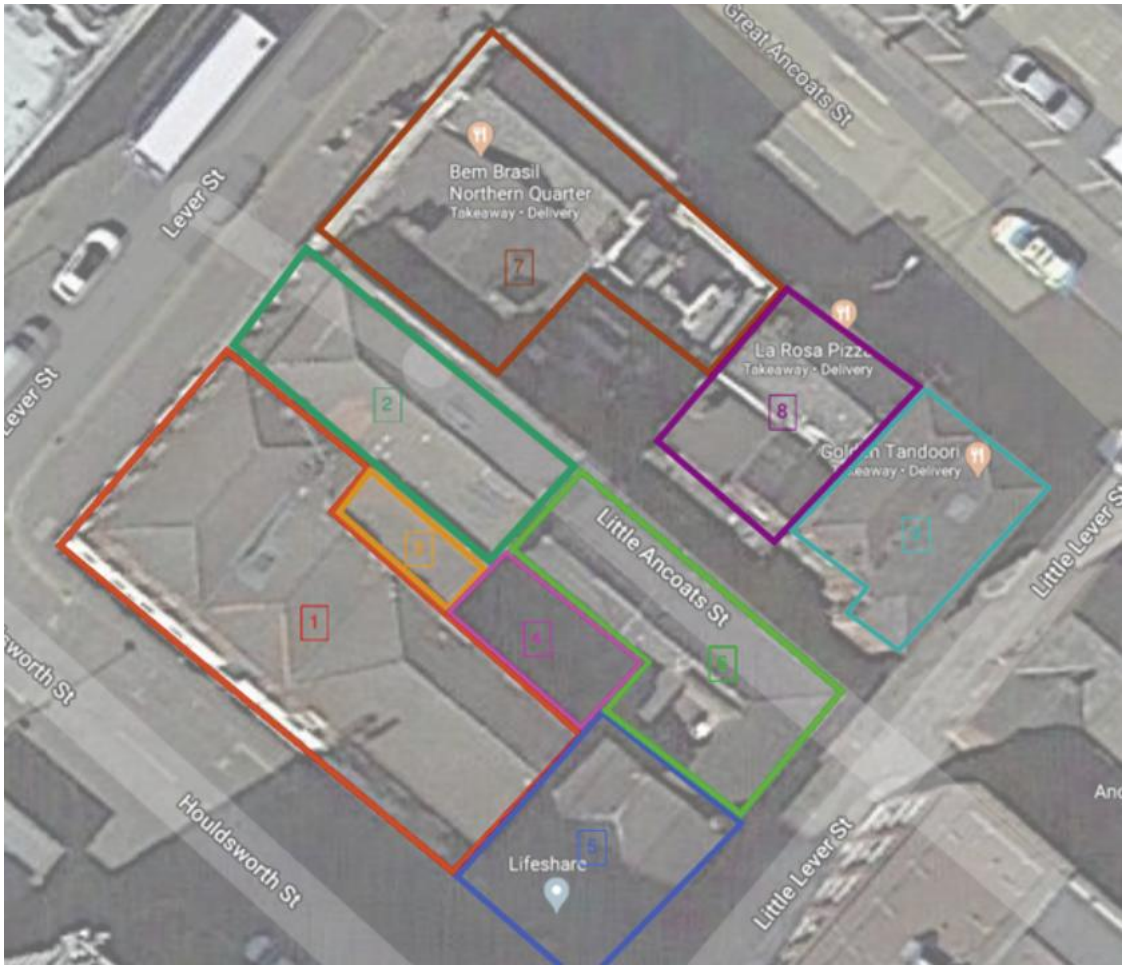


Figure 5 - Site plan extracted from report

4.1 SUMMARY OF EXTERNAL CONDITION

- The facades of areas 1 and 2 exhibit significant signs of neglect, including missing windows, degraded timber frames, and widespread spalling of brickwork, likely due to freeze-thaw cycles.
- Cracking in the brickwork is evident, attributed to internal floor movement. Historic pattress plates indicate previous out-of-plane wall movement.
- The ornate facade of area 2 shows broken windows, further spalling, and corroding steelwork, which is causing expansion and displacement of surrounding brickwork.

- The facades of areas 1 and 2 are not vertically aligned, suggesting out-of-plumb walls and possible structural movement.
- Some elevations and ground floor areas could not be fully inspected due to access limitations.

4.2 SUMMARY OF INTERNAL CONDITION

- There is widespread and severe degradation of timber floors throughout the inspected areas, with evidence of partial collapse and significant bowing.
- The primary cause is long-term water ingress from the roof, leading to rotten timber beams that no longer provide structural support.
- The loss of effective floor diaphragms has resulted in additional out-of-plane forces on the masonry walls, exacerbating cracking and loss of verticality.
- Roof structures, including king post trusses and purlins, are severely degraded, with some trusses having dropped due to collapsed wall seating.
- Internal timber lintels are rotten, causing further brickwork instability and localised collapse.

4.3 CONCLUSION

- The internal timber floors are structurally unsound and pose a risk of further collapse, which could endanger the stability of the external facades.
- The verticality of the facade walls must be assessed to determine whether they can be retained. If within acceptable limits, targeted repairs to brickwork, mortar joints, cracks, and lintels will be necessary.
- The difference in floor levels between buildings 1 and 2 presents a challenge for any future unified construction or integration.

In summary, the report identified urgent structural issues that required immediate intervention to prevent further deterioration and to safeguard the historic facades of the Lever Street site.

5.0 AKT II EXISTING STRUCTURAL APPRAISAL REPORT 30.10.23

This report provides a structural appraisal of the existing buildings on the Lever Street site, based on site visits, desktop studies, and previous surveys. The assessment covers multiple plots, each with varying degrees of structural integrity and risk, and offers recommendations for immediate and future actions to ensure safety and inform redevelopment plans.

5.1 OVERVIEW OF SITE CONDITIONS

The report provides a summary of the building size and form of construction. The buildings range from two to five storeys and include both original structures and later additions. The overall condition varies significantly across the site:

- Plots 1 (Bem Brasil), 2 & 3 (La Rosa), 9 & 9a (Central Units), 10 (Mob Burgers), 11 & 12 (South Units): Generally sound, with some localised defects such as minor water ingress, brickwork deterioration, and unsafe fire escapes. Further internal surveys are recommended to confirm the condition of concealed structures and basements.
- Plots 4 & 5 (Golden Tandoori): Notable brickwork defects, water leakage, and vegetation growth, particularly on the Little Lever Street elevation. Internal access was not possible, and further investigation is required to assess the roof and upper floors.
- Plots 6, 6a & 8 (Houldsworth St North units), 7 (Little Ancoats St North unit): These buildings are in extremely poor condition, with severe water ingress, rotten timber bearings, collapsed floors, failed façade restraints, and significant external masonry defects. Access is currently prohibited due to high risk of instability and potential collapse.

5.2 KEY FINDINGS

The following key findings highlight the principal structural issues and risks identified during the appraisal of the Lever Street site:

- Water ingress and defective waterproofing are the primary causes of structural deterioration, leading to timber rot, loss of restraint, and compromised load-bearing elements.
- Lack of remedial action since previous surveys (2017 and 2020) has resulted in further unchecked deterioration, especially in high-risk plots.
- Façade movement, settlement cracks, and bowing are evident across several buildings, with historical installation of pattress plates and tie restraints indicating ongoing structural movement.
- Restricted access due to unsafe conditions has limited the ability to fully assess all areas, particularly upper floors and basements in the most affected plots.

5.3 CONCLUSIONS

- Several buildings, especially plots 6, 6a, 7, and 8, are in a critical state and present significant health and safety hazards. The risk of collapse is high if no immediate action is taken.
- Other buildings are generally stable but require further investigation to confirm their structural integrity and to address localised defects.
- The absence of maintenance and repair over several years has exacerbated the deterioration, increasing the complexity and cost of any future remedial works.

5.4 SUMMARY OF AKT II REPORT 2023

The Lever Street site contains a mix of buildings ranging from generally sound to critically unstable. Immediate action is required in the most deteriorated plots to ensure safety, while further surveys and targeted repairs are recommended for the remainder of the site. The findings underscore the importance of timely intervention and ongoing monitoring to manage structural risks and support future development plans.

6.0 PLOT 7 STRUCTURAL COLLAPSE - MAY 2024

The high-risk status of Plots 6, 7 and 8 highlighted in earlier condition reports has been evidenced by a partial collapse of Plot 7 that occurred on 15.05.2024. It is considered that water ingress to the timber roof structure over several years had caused a primary roof truss bearing to decay and fail. This failure resulted in the collapse of a large portion of the roof. The failed truss appears to have pushed the supporting wall, adjacent to Little Ancoats Street, outwards leading to the collapse of the 3rd floor façade wall.

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

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



Figure 6 - Photos of the collapse and facade retention works to plot 7

The adjacent warehouses, Plots 6 and 8 of Houldsworth St are of similar construction and condition to Plot 7 and are therefore at high-risk of partial or full collapse if left untreated. The risk of further collapse was stressed to the client and local authority at the time of collapse. It was suggested that the façade retention system should be extended to northwest and southwest facades along Lever St and Houldsworth St.

Further information on the existing condition of these high-risk plots is contained in section 7.

7.0 EXISTING STRUCTURE APPRAISAL

This section provides a summary of the findings from AKT II structural surveys undertaken on 27.10.25 and 17.11.25 which cover each plot of the existing site with the exception of the Bem Brasil (Plot 1). The structural appraisal of Bem Brasil is based on observations from a site visit undertaken by AKT II on 26.10.2023.

7.1 PLOT 1) BEM BRASIL

3 Storey traditional load bearing masonry construction with timber floors and timber roof. The building is currently closed due to the ongoing safety risks posed by Plot 7 and thus no further internal inspections have been carried out.

When in operation, all floors were utilised. The ground floor level is supported by masonry vaults generally. There appears to have been historical extensions in the form of the lean to structures within Little Ancoats Street. The roof construction is typical king post truss with purlins supporting battens and slate.

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

The fire escape to the rear is unsafe with several failed steps. It is understood that this may affect the current occupier's safe egress from the building. Finishes concealed the upper floor structure and therefore it is recommended that further surveys are instructed post strip out when the structure can be exposed. However, the building has not been inspected internally since 2023 and is currently unoccupied given the health and safety risks posed by the potential collapse of Plot 7. It is assumed that this building is in generally sound condition but this can only be verified once adjacent buildings are demolished and made safe.



Figure 7 - Bem Brasil and basement structures

It is noted that Bem Brasil is to be largely retained as part of the proposed development and is not subject to wholesale demolition.

7.2 PLOT 2 AND 3) LA ROSA

La Rosa consists of a 3-storey traditional load bearing masonry structure. The ground floor of La Rosa has not been surveyed, however, access to the upper floors, the former Picadilly Club, was available and these floors were able to be surveyed on 17.10.25.

There was evidence of water ingress and damp throughout the upper floors, with ceiling finishes falling and the underside of the roof felt and slate visible where finishes had fallen off.

To the rear elevation, loose slates are evident at roof level, the rear windows are blocked up and there is heavy damp staining local to rainwater goods. There is also extensive vegetation within the façade which left untreated will cause the masonry wall to further deteriorate.



Figure 8 - Photo (L) - internal view up to roof with roof finishes removed, wet / rotten timber exposed. Photo (R) - external rear elevation with heavy vegetation growth, deteriorating masonry and exposed timber lintels

7.3 PLOT 4 AND 5) GOLDEN TANDORI

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

The elevation along Little Ancoats Street shows signs of significant leaking of gutters and downpipes with presence of vegetation and collapsed window lintels. An internal survey was carried out on 17.11.25 - this survey covered the basement, ground floor, and first floor only (which forms part of the Piccadilly Club). No access to the uppermost floor of this plot was available given the condition of the stair leading up to this space – this consisted of collapsed roof finishes and roof timbers and severely rotten timber staircase preventing safe access.

The ground floor appears to be of timber construction and is spongey in places. In close proximity to the rear door, there is a hole in the floor, likely due to water ingress through the rear door / façade associated with the failed lintel at the upper most level. Within the basement itself propping is present to the underside of the ground floor in localised areas – mainly to the rear of the building.

As mentioned above, there is heavy vegetation growth to the rear elevation of this building which has resulted in the partial collapse of the masonry above the upper most window. It is considered that the extent of vegetation and leaking gutters has resulted in the partial collapse of the roof structure above the staircase up to the second floor preventing safe access to the upper most floor. As such, the form of roof construction and its condition can not be determined. It is likely that it is a timber roof consisting of a combination of timber rafters, purlins and trusses – given the water ingress evident, it is considered highly likely that these will be in a deteriorated condition which could affect ongoing structural integrity and lead to similar failures seen elsewhere on the wider site (Plot 7).



Figure 9 - Photo (L) - propping present within basement to support ground floor. Photo (M) - collapsed stair up to second floor due to water ingress from roof. Photo (R) - external rear elevation with heavy vegetation growth, deteriorating masonry and failed lintels to upper most window

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

The buildings within the plot are typically five storeys in height and comprise load-bearing masonry façades with timber floor structures formed by primary timber beams and cast-iron columns, with isolated instances of timber columns also observed. The roof is constructed using timber king-post trusses with timber purlins.

These buildings have been surveyed on several occasions in recent years, with each successive inspection recording a progressive deterioration in overall condition. Historically, access to the floor plates had been restricted due to significant safety concerns; however, recent opening of previously secured doors within the central stair core has allowed a visual inspection of the majority of the internal floor areas.

Severe degradation is present throughout the building. Long-standing water ingress—principally caused by multiple unprotected openings in the roof—has resulted in widespread timber decay, corrosion of embedded elements, and loss of structural integrity in several locations.

During the 2020 inspection, full access to the interior was possible. At that time it was noted that superficial cleaning works had exposed more of the structural fabric; however, no substantive remedial interventions had been undertaken. Several temporary props were observed supporting primary structural members that had already failed. These temporary supports remain in place today, indicating that the interim measures were never addressed or made permanent.

Area 6a is a later infill structure constructed between the existing walls of Areas 6, 7, and 8. It comprises a newly formed external wall with full-height glazing and timber floor joists spanning between Areas 6 and 7.

Significant deterioration is evident throughout all floor levels as a result of long-term water ingress. The damage includes widespread staining, collapsed ceilings, and compromised floor structures. Cast-iron tie restraints are present at the upper floors, intended to provide lateral restraint to the façade by anchoring into the primary timber beams. Several of these ties were found to be defective, with a noticeable loss of tension caused by decay and softening of the surrounding timber, allowing the tie ends to slip. This condition represents a critical risk, as the façade is now partially unrestrained and vulnerable to further outward movement and bowing.

The roof structure is similarly distressed. Multiple roof trusses have severely deteriorated bearings as a result of timber rot. In several instances, the trusses are now reliant on localised support from columns or temporary props where the original bearings have failed. This represents a serious structural concern, given the interdependence of the roof elements and the potential for localised failure to develop into a broader collapse mechanism.

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

Across the inspected areas, including the recently accessible floor zones the building exhibits severe and escalating structural deterioration. Long-standing water ingress has caused extensive decay of primary timber members, failure of roof-truss bearings, and degradation of floor structures, resulting in numerous instances of temporary propping that have remained in place without permanent remediation. The loss of tension in cast-iron façade ties—caused by rot in the anchoring timber beams—has significantly reduced the lateral restraint to the masonry façades, increasing susceptibility to outward bowing and potential instability. Several roof trusses are now partially supported by temporary props or adjacent columns following the failure of

their original end bearings, creating a credible risk of localised or progressive collapse. In their current condition, it is our opinion that the structures within these areas cannot be considered safe.

In our view, these buildings present the biggest risk to health and safety given their significant structural defects.



Figure 10 - Photo (L) - failed floor due to water ingress from roof level. Photo (M) - end bearing of king post truss completely rotted away requiring temporary props. Photo (R) - Similar truss end bearing deterioration and bowing of external wall

7.5 PLOT 7) LITTLE ANCOATS ST NORTH UNITS

Plot 7 consists of a 4-storey building above ground floor with a single storey basement. Traditional load bearing masonry perimeter walls with a single line of cast iron columns support timber joisted floors. The ground floor is supported by a series of masonry jack-arches supported on iron beams and cast-iron columns. Following the partial collapse of the roof structure and upper wall facing Little Ancoats Street, the building is deemed unsafe. As such, no access to the internal areas was gained during the recent 2025 survey but full access was granted during the 2020 survey.

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

This plot was subject to a partial collapse of the roof and upper façade wall as outlined in Section 6. The internal structures remain in extremely poor condition as described below and are currently exposed and unprotected since the collapse where accelerated deterioration has occurred.

Following the emergency works in May 2024, roof finishes and structure were removed allowing unfettered water ingress. This has resulted in widespread water ingress which is having a significant detrimental effect on the condition of the timber structure below evidenced through large portions of floor that have failed. Typical external brickwork defects are present as elsewhere on the site with spalling brickwork, cracking to the masonry, vegetation growth and rebated joints. The front façade remains restrained by the temporary façade retention system installed to prevent any further collapse of this elevation.



Figure 11 - Photo (L) - Debris in Little Ancoats Street following the partial collapse of Plot 7. Photo (R) - Façade retention in place on Lever Street to protect Heritage Façade from collapse.



Figure 12 - Photo (L) – Roof removed and wall over Little Ancoats Street made safe following the partial collapse of Plot 7. Photo (R) – Failed truss end bearing that resulted in the partial collapse of the roof and external wall.

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

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

Access to these units is only available through existing buildings which are deemed unsafe, as such, no further surveys have been undertaken to these units.

In the absence of safe access and considering the severely compromised condition of the neighbouring plots - particularly Plots 6a, 7, and 8 - there is a credible risk that the infill buildings could be adversely affected by any structural failure or collapse of the adjoining structures. On this basis, it is our view that the infill units, Plot 9 and 9a, cannot be considered safe.

7.7 PLOT 10) MOB BURGERS

Plot 10 is a three-storey loadbearing masonry building where only the ground floor was accessible for inspection. The visible areas appeared to be in generally sound condition with no immediate structural defects noted. However, Plot 10 shares a gable party wall with Plot 8, whose structure is in a severely deteriorated state.

The extent to which Plot 10 relies on this shared wall for stability cannot be confirmed from the accessible inspection, but the condition of the adjoining structure presents a significant risk.

As with Plots 9 and 9a, Plot 10 is vulnerable to collateral damage or partial collapse in the event of structural failure within the adjoining or adjacent buildings. On this basis, and given the unknown dependency on the compromised party wall, it is the opinion of AKT II that Plot 10 cannot currently be deemed safe

7.8 PLOT 11 AND 12) LITTLE ANCOATS ST SOUTH UNITS

Plot 11 and 12 is a two-storey building above ground floor with traditional load bearing masonry construction. The building was not accessible during previous surveys and internal access was only possible on 17.11.25 allowing the internal condition to be assessed where it was found that there is considerable variation in the buildings internal condition varying from structurally safe to structurally unsafe.

Externally, the elevations show minor defects including spalling of cement render/brickwork and rebated mortar joints.

As outlined above, the condition of the building varies internally. There are areas of sound construction particularly at first floor. However, within the basement there are signs of water ingress resulting in widespread damp throughout. Furthermore, there is an area of floor local to the entrance door on the corner of Little Lever and Little Ancoats Street that has failed – makeshift propping has been installed in the basement to prevent further collapse and the entrance door is locked off to prevent any falls through the void.

Although in relative sound condition, these buildings are vulnerable to collateral damage or partial collapse in the event of structural failure of adjacent (e.g. Plot 4 & 5 - the Golden Tandoori) or adjoining (e.g. Plot 7 and 9) buildings. It is therefore our opinion that Plot 11 and 12 cannot be currently deemed safe.



Figure 13 - Photo from within the basement showing widespread damp, timber propping along perimeter wall and hole in ground floor.



Figure 14 - Photo showing the hole in the ground floor local to front door.

8.0 CONCLUSION

The evidence presented throughout this report demonstrates that the majority of the existing buildings at NXQ Lever Street are in a severely deteriorated and dangerous state. Multiple expert surveys and site inspections have documented extensive structural failures, including widespread water ingress, timber rot, loss of restraint to façade walls, and partial collapses. Notably, the partial collapse of Plot 7 resulting in masonry falling into the publicly accessible Little Ancoats Street in May 2024 serves as direct proof of the imminent risk these structures pose, with similar hazards identified in adjacent plots. Temporary emergency measures, such as façade retention schemes and makeshift propping, have been implemented to mitigate immediate threats, but these do not address the underlying and worsening instability of the buildings.

Access to several areas has been prohibited due to the high risk of collapse, and the lack of remedial action since at least 2017 has allowed further unchecked deterioration. The ongoing degradation of primary structural elements, combined with failed restraint systems and progressive collapse events, presents a significant and increasing danger to public health and safety. It is our opinion that immediate intervention, including demolition of the most compromised buildings, is required to prevent further collapse and to safeguard both the site and the surrounding public realm.

In summary, the current condition of these buildings constitutes an urgent and unacceptable risk. Without decisive action, further deterioration and collapse are inevitable, with potentially severe consequences for public safety. The findings of this report strongly support the need for immediate demolition and comprehensive intervention to eliminate the imminent hazards posed by these structures

Appendix

e: mail@gj-associates.co.uk
t: 0161 661 6886
w: www. gj-associates.co.uk

Graham Jones Associates Ltd
199 Monton Rd, Manchester M30 9PN

STRUCTURAL ENGINEERING SURVEY	Date:	9th February 2017
	Our Reference:	A2170

SURVEY AT:	56-58 Lever St, Manchester M1 1FJ
CLIENT:	Beech Holdings
IN RESPECT OF:	Initial Structural Appraisal

Survey at:	56-58 Lever St, Manchester M1 1FJ

Date of Survey:	1st February 2017

Statement:	Beech Holdings have requested Graham Jones Associates (GJA) carry out an initial structural assessment of a property they are looking to purchase at 56-58 Lever Street, Manchester. Graham Jones and Matt Pimbley of GJA met our Client, Stephen Beech, and the Client's Vendors, on 1st February to gain access and carry out the survey.

Property Type:	Commercial Building, pre-20th Century construction

Building Construction:	Traditional masonry and timber build with some areas of cast iron and steel supporting elements.

Roof Construction:	Traditional timber construction with large span trusses

Weather Conditions:	Dry and Fine

External Inspection:

The property consists of various buildings that have been adjoined together, in a series of knock throughs over the years. Photo 1 in Appendix A shows that the front elevation along Lever Street was clearly two separately built buildings. As does Photo2, showing the building elevation along Houldsworth Street. The buildings, due to the materials and techniques used in their constructions, were likely constructed within a few years of each towards the mid-late 19th Century.

The masonry to all elevations shows signs of structural movement. The walls were generally found to be out of plumb and bowing in several locations. This has obviously been an ongoing issue throughout the years, due to number of cast iron lateral restraint ties that have been installed to the perimeter elevations. There were differing styles of cast iron Patress plates, also suggesting the installation of these members have been carried out at various times (Photos 1, 2, 6 & 7 in Appendix A).

Window cills and masonry arched lintels, particularly along Houldsworth St, were showing signs of settlement (Photo 7), possibly due to the alterations that have previously been made to the building, or potentially due to settlement of the footings.

The building shows several signs externally that little-to-no maintenance has been carried out on the building in recent years. In areas, especially to the elevation along Little Ancoats Street, masonry is in poor condition with significant mortar joint deterioration (Photo 8).

There are a number of instances of poor drainage conditions to the roof guttering's and outlets. Image 5 shows the various pitches and individual roofs of the complete site (note there are two small areas of the plot, at the corners of Houldsworth and Little Lever St and Little Ancoats St and Little Lever St, that are not part of the current owner's demise). The numerous valleys and gutters this creates can only lead to drainage and blockage issues over time, without constant maintenance.

Internal Inspection:

The buildings have been constructed in masonry perimeter walls with internal floors constructed in timber boarding and joists, spanning between large timber supporting beams, which are in turn supported in some areas by cast iron columns (or in some instances timber columns). The roofs have been constructed in large timber trusses supporting purlins and rafters.

Internally the building is in very poor condition, which is partly due to a lack of maintenance and partly due to unsuitable structural elements and in some cases due to internal alterations.

There has clearly been poor maintenance of the roof coverings, which has allowed a lot of water ingress in to the building, affecting the timbers at both roof level and at the higher floor levels (Photos 9 & 10).

One of the large timber roof truss structures could be seen to have sheered through at the bearing due to rot (Photo 11). A temporary prop has been introduced as support. Temporary timber propping has also been introduced in various areas to help prop the roof structure (Photo 13 & 14). (Note the steel tie adjacent to the truss, this forms part of the wall ties seen externally, in locations were accessible these were found to have clearly have lost any original tension, as they could be physically moved, relatively easily, by hand).

The floor timbers were deflected and out of level to all floor levels and were rotten in places, especially to the top two floors (Photos, 13 & 14).

The large trusses, which are common to each of the original separate buildings, were seen to be out of line and out of level (Photo 12). Some of this movement appears to have occurred due to the supporting walls bowing (or possibly due to the truss loading causing the masonry to bow).

The cast iron and timber posts throughout he buildings were found to be out of plumb (Photos 13 & 15) in the majority of locations. Some of the posts seen during the survey (both timber and cast iron) appeared to be extremely small for the support they are supposed to be offering. Cast iron columns as low down as basement level could be seen to be out of plumb (Photo 16).

Many of the large timber beams supporting the floors could clearly be seen to have deflected considerably, likely from being overstressed throughout the years of use (Photo 15).

A number of cracks were noted internally that suggested differential settlement has occurred to the building in various locations. There was a clear shift in direction in the structure to some location, which was evident in floors being out of level and cracking to the masonry (Photo 17).

There have been various alterations over the years which have been carried out to allow access between the once separated buildings. These have been carried out in various ways including the introduction of steel members to allow for the removal of load bearing walls (Photo 18 shows an example to the ground floor level, where an old chimney structure can be seen, now used as a masonry pier).

Some of the alterations appear to have been carried out sometime ago, with cast iron columns and timber supports (an example at ground floor level can be seen in Photo 19, this can clearly be seen to be leaning and out of plumb).

Some original cast iron beams and columns could be seen in the basement supporting brick arched floors above (Photo 20).

Conclusions

The property at 56-58 Lever Street comprises of at least four or five originally separate buildings that have been altered internally over the years, to create a connected property.

The structure of the original buildings likely had little, or no real, structural design input in to their construction. This is evident in the numerous lateral restraint ties that have been introduced to the external masonry over the years, to try and prevent bowing to the walls. Also, the amount of settlement and deflection of the structure internally suggests the structural elements have been overstressed during their historical use.

It is unlikely that the structure to the majority of the building would pass any calculations or structural analysis to modern day requirements. The deflections and movement seen alone are evidence the large majority of the structural members are overstressed.

Not only have many structural elements been overstressed, due to their unsuitability, but a number of the timber members, particularly to the higher levels, have been affected by years of damp and moisture ingress in to the building.

The building structure would require a thorough intrusive investigation to determine the appropriate repairs and remedial measures required to make the building safe and re-usable.

Currently the building is occupied but the tenants appear to be only using the lower level floors. It is recommended the top two floors are restricted from use and that any temporary supporting elements, installed throughout the building, are prevented from being disturbed accidentally.

It is our opinion that the building(s) at 56-58 Lever Street are completely beyond repair and the current structures cannot realistically be restored for any beneficial future use. Remedial repair to the structures would be an extremely difficult task and be an uneconomical exercise. It is likely all floor structures and roof structures will require removing and re-placing. There will be numerous remedial measures required to stabilise the masonry both internally and externally. Many of the previous alterations carried out to the building will likely prove unsuitable under analysis, and these areas must be considered for complete remedial design. This whole exercise would likely require substantial temporary propping, of walls, etc., (this may not be possible to some areas). Given the existing various levels throughout the building and the current layouts internally, it is likely various structural alterations will be required to make the building in to practical useable space.

Given the serious structural condition of the building(s), both internally and externally, and given the impracticality of restoring the building, it is our recommendation that the property is considered for demolition and replacement with a modern structure. The structure is not considered unsafe at present but given a period of continued neglect the structural stability of the building will at some point become dangerous.

for Graham Jones Associates Ltd

Graham Jones BSc CEng MIStructE MICE
Director

Terms and Conditions:

1. Our inspections are visual inspections only of those areas specifically identified within this report.
2. No opening up of any decoration or finishes was carried out to uncover structural elements.
3. No trial holes were excavated to determine ground conditions, foundation details or the condition of underground drainage etc.
4. No checks for dampness were carried out nor did we check any part of the building for decay or infestation.
5. No checks were made on any parts of the building which were covered or otherwise not readily accessible.
6. This report only carries responsibility for those aspects of the building specifically reported upon and no liability is accepted for any other matters.
7. This report is for the benefit of the Client only and may not be re-assigned to any third party without agreement.

APPENDIX A – PHOTOS

PHOTO 1:

Front Elevation along Lever Street



PHOTO 2:

Elevation along Houldsworth Street



PHOTO 3:
Elevation along Little Lever St



PHOTO 4:
Elevation along Little Ancoats St



IMAGE 5:
Overhead view of the site (Note: The footprint of the property does not include two small areas, the small building to the corner of Houldsworth St and Little Lever St and the a section of the small building to the corner of Little Lever St and Little Ancoats St).



PHOTO 6:
Numerous structural ties have been installed to the building in the past.



PHOTO 7:
Window cills and masonry arches could be seen to have been affected by settlement and movement in the buildings.



PHOTO 8:
Movement to masonry along Little Ancots St and eroded mortar joints.



PHOTO 9:
Poor maintenance of the roof coverings and finishes has allowed water ingress to affect the structure.



PHOTO 10:
Poor maintenance throughout the building has allowed for long periods of water ingress.



PHOTO 11:
Bearing completely rotten and sheared to one of the large roof trusses. With temporary prop installed.



PHOTO 12:
The large roof trusses throughout could be seen to have been affected by structural movement.



PHOTO 13:
Movement of structural timbers and supporting cast iron columns. Note, the floor structure has been affected by water ingress from above.



PHOTO 14:
Temporary timber props appear to have been introduced to help support the roof structure in some areas. Again, the floor structure can be seen to have been affected by water ingress.



PHOTO 15:
Deflection and twist in some main structural timbers and out of plumb supporting columns.



PHOTO 16:
Columns as low as basement level were still found to be out of plumb.



PHOTO 17:
Structural movement was seen in a number of locations, evident by cracking to masonry in places.



PHOTO 18:
Alterations to the building have occurred during various periods, evident in materials used.



PHOTO 19:
Some alterations to the building have not suitably been carried out and allowed structural movement to occur.



PHOTO 20:
Original cast iron beams and columns within the basement support brick arched floors



Lever Street Manchester

Site Survey Appraisal Report

Consulting Structural and Civil Engineers

Introduction

AKTII have been appointed by Soller Group to carry out a structural survey of the existing buildings on the Lever Street site. This involves the survey of the existing buildings and preparation of a report to support the Heritage Statement which may ultimately inform a future planning application. It was noted prior to the site inspection that the condition of the building may render some parts inaccessible and, in these cases, photographs will be taken in those areas from a safe distance. The site surveys was carried out over several separate occasions and gained internal access to areas 1, 2, 3, 6, 6a, 7, 8, 9, & 9a shown in figure 1. The report will provide commentary on the structure area by area and the reader should make reference to figure 1 . A selection of site photos are included in the report but for the full package of photos the reader requires the digital files included with this issue and reference to Appendix 1 which includes indicative structural layouts of areas 6, 7, 8 & 9 with a photo key plan.



figure 01

The site consists of several buildings of varying height and eras of construction with evidence of previous structural alterations. The most obvious is the amalgamation of area 6, 7, 8 & 9 albeit with significant floor level differences. Area 1 to 5 is wholly separate from the western buildings separated by Little Ancoats St and at the northern end, a small alleyway.

Area 1

Area 1 is a 3 storey building above ground to the northern end with a single storey element adjoining area 8. Traditional load bearing masonry building behind cement render.

External Inspection

The facades fronting Lever Street and Great Ancoats Road known as the Bem Brasil Restaurant is overclad at ground floor with timber and cement render above first floor. It is expected that it is traditional solid masonry behind. There are some signs of cracking within the render but generally limited to localised areas.

Internal Inspection

The basement was of masonry construction with brick arched floors to the ground floor. Other areas have a flat concrete precast floor suggesting a later extension or replacement has been undertaken.

A pattress plate was visible at 2nd floor suggesting there may have been some movement of the external wall in the past.

Conclusion

Based upon the structure that was visible for the inspection only localised brickwork repairs are necessary. The walls and floors may need attention once that area can be fully exposed.



Area 1 - Great Ancoats St


Area 1 - Lever St


Area 1 - Supporting Column


Area 1 - Brick Arch

Area 2 & 3

Area 2 & 3 is a 3 storey building above ground. Traditional solid brick construction.

External Inspection

The visual inspection shows a traditional solid brick façade with a shop front at ground level, shallow arch brick lintels and masonry window cills. The brickwork appears in good condition with no spalling or visual cracking.

Internal Inspection

An internal inspection was undertaken but owing to the finishes no structure could be observed. No visible signs of distress were observed.

Conclusion

Based upon the structure that was visible for the inspection no structural remedial works expected.



Area 2&3 Great Ancoats St

Area 4 & 5

Area 4 & 5 is a 3 storey building above ground. Traditional solid brick construction. No internal access.

External Inspection

The facades fronting Great Ancoats Road and Little Lever Street is traditional solid brick with two tone brick colours around window openings with a slight projected face. At ground levels there is a shop front opening. Towards the northern end on Great Ancoats road there appears to be a later addition which is showing signs of brick spalling and cracking above the first floor window head. There are some signs of brick spalling in isolated areas. On the West elevation fronting Little Ancoats Street there is significant leaking to the gutters and downpipes leading to staining and spalling of brickwork. The second floor window lintel has collapsed with loose brickwork. The north elevation is not visible form street level.

Internal Inspection

No internal inspection undertaken

Conclusion

Based upon external visual inspection only, several areas of brick and lintel repair required. With the potential of water ingress into the building there may be need to review the condition of the roof trusses and timber floors



Area 4&5, Great Ancoats St



Area 4&5 Little Lever St


Area 4&5, Little Ancoats St

Area 6, 6a & 8

Area 6, 6a, & 8 consists of a 5 storey building above ground with single storey basement. Traditional solid brick construction with timber floors and internal columns of varying materiality. The roof is formed of traditional timber trusses.

External Inspection

The visual inspection shows a traditional solid brick façade painted white to the first floor with traditional flat arch brick lintels and stone window cills. There is evidence of lack of maintenance with several windows missing and degradation to the timber windows themselves. There is significant spalling to the finished brick faces most likely through freeze thaw and crumbling to the mortar beds. There are areas of cracking to the brickwork most likely resulting from movement from the internal floors and there are a number of pattress plates located at various floor levels on both Lever Street and Houldsworth Street elevations to restrain the brickwork back to the floors inferring there has been historic out of plane movement to the walls. The Houldworth street elevation shows a historic with the introduction of a continuous glass window for a new staircase. There are also a number of balconies supported on steel gallows brackets fixed into the masonry but appear to be missing the floors in some locations. The southern and eastern elevations were not visible for inspection.



Area 6, Lever St


Area 6 Lever St


Area 8 Houldsworth St

Internal Inspection

The basement under area 6 consists of masonry perimeter walls and a concrete basement slab. There are several lightwells fronting Lever Street sitting outboard of the main façade wall line. Internally there are several columns and props supporting the timber beams of the ground floor. These are of varying eras and construction with cast iron, mild steel UCs, tubular steel and timber props. This suggests that the timber floors have been strengthened due to an increase in live loadings or excessive deflections of the existing timber beams. There is significant dampness and residual moisture which has led to degradation of the ground floor timber floor.

The ground floor provides access to areas 6, 6a, 7, 8, 9 & 9a each with varying levels forming steps throughout these areas. It is clear that historic structural works have taken places to support the structural walls above on structural beams and columns to allow through access to these areas. Area 6 at ground has been modified through the introduction of steel beams and an internal column to transfer the internal columns above most likely to facilitate the layouts of the shop/office. Between area 6 & 8 there is a concrete staircase with masonry walls serving all floors. Access to area 6 & 8 is provided from this staircase albeit on alternate landings due to the level differences. Area 8 has six internal columns in two rows on all levels which support the floors. Between area 8 & 9a there is a solid timber lintel beam supporting the solid masonry wall above spanning continuous onto three cast iron columns. Area 6a is a later infill between the existing walls of area 6, 7 and 8. This consists of a new external wall with full height glass brick window and floor joists spanning between area 6 and 7. At ground floor this provides access between area 6 & 8 behind the staircase, whereas on upper levels it provides access to area 6 as well. The majority of the ground floor structure is covered in finishes so cannot be inspected, however there is evidence of staining showing water ingress affecting the ground floor. The ground floor has collapsed in one area and there are signs of water penetration causing the floor boards to swell at the Lever Street entrance.

On the upper floors area 6 & 8 consists of timber joists spanning from façade wall to primary timber beams supported on internal columns. Both areas observe common structural defects including significant areas of localized floor collapse and bowing due to long term continued water ingress. This has resulted in the timber joists being saturated and becoming rotten leading to loss of strength and integrity. There has been historic interventions to the facades in the form of pattress plates tying back the façade to the internal floors most likely due to the façade becoming out of plumb. This detail has been shown to be ineffective in some areas owing to the floor beams upon which the tie is reliant have rotten through leaving the façade unrestrained by the floors in those areas.

Internally the masonry walls exhibit general signs of moisture with spalling of internal paint and mortar. There is localized cracking to some areas mainly above or below openings. Within area 8 the chimney stack shows signs of significant cracking on the top floor mostly likely from movement to the roof structure. In area 6 the façade fronting Lever Street is visibly out of plumb with cracking and loose brickwork above the window heads on the top floor.

The roof of areas 6 & 8 is formed of king post timber trusses with timber purlins and rafters. In area 6 these trusses are supported internally on columns and in some instances on temporary posts to give additional support. Generally the roof finishes are compromised allowing ingress of water. The trusses show significant deflections and the some signs of rotten members at bearings.



Second, Area 6, Lever St Facade



Third, Area 6, Lever St Facade



Third, Area 6, Lever St Facade Cracking



Second, Area 8, Pattress Plate Fixed to Rotten Timber Beam



Second, Area 8, Continued Water Ingress with Floor Collapse



Third, Area 8, Severe Cracking to Chimney Breast



Roof, Area 6, Lever St Facade



Roof, Area 6, Lever St Facade, Cracking



Roof, Area 6, Lever St Facade, Out of Plumb



Roof, Area 6, Lever St Facade, Out of Plumb



Second Area 6 Rotten Primary Timber



Second Area 6 Rotten Floor



Roof Area 8



Roof Area 8



Roof Area 6



Roof Area 6 Rotten Rafter Collpased



Roof Area 6



Roof Area 6 Partial Roof Collapse

Conclusion

Area 6 & 8 shows significant structural defects which should be addressed in the near future. Continued degradation will exacerbate the current issues ultimately leading to failure of the structure and collapse of the floors, which in turn could damage the masonry facades further. The facades themselves will require an assessment of their verticality to determine how out of plumb the walls have become as to whether the walls can be salvaged. Assuming the verticality is within limits the masonry facades will require extensive stitch local repairs to micro cracking whereas areas especially towards the roof will benefit from local demolition and rebuild due to extensive degradation of the brick and mortar. A significant allowance should be made to chasing out and replacing the pointing to the mortar beds and sympathetic repair to spalled brick work to the visual facades. Internally, the structural floors should be removed and replaced and are not currently fit for general access.

Whilst repair to the walls could potentially be carried out, the poor condition of the existing floors creates a construction sequence complexity whereby to facilitate these works an internal scaffold frame to prop the existing floors is necessary along with access platforms internally at facade locations. Then, an external steel frame situated along the footpath should be erected to stabilise the facades whilst the internal existing floors are safely removed. A licence to erect the structure on the footpath/highway will necessary from the Highways authority and existing providers owning utilities within the pavement will need to be contacted to coordinate temporary foundations for the steel frame. Access to the facades not fronting the highway will be significantly challenging and may ultimately require demolition of these walls due to prohibitive buildability issues. The cost of these works would need to be independently assessed but are likely to be a significant proportion of the repair works themselves.

It should also be noted that although the buildings appear to be a collective there are significant differences in floor levels between the areas, which will provide an additional challenge to effectively integrating them into a single new construction with a consistent floor level especially between area 6 & 7 where the window levels to the Lever Street facades do not match.

Area 7

Area 7 consists of a 4 storey building above ground with single storey basement. Traditional solid brick construction with timber floors with a single line of central cast iron columns. The roof is formed of traditional timber trusses.

External Inspection

The façade fronting Lever Street is the most ornate on the site with rebated windows and brick and stone detailing. The ground floor has a shuttered door so visual inspection was not possible. On the upper levels there are several broken windows and most of the timber frames are degraded. There is some evidence of spalling brick facing and rebated mortar joints but no external cracking was visible from street level. The façades of area 6 and 7 do not align vertically suggesting one or both facades are out of plumb. The eastern elevation facing area 1 is in a poor condition with significant spalling and loose brickwork at high levels with several cast in steelwork elements that are corroding causing expansion to the brick wall. Where the timber beams bear at floor level there is noticeable bulging/cracking in the brickwork. There is a steel fire escape stair fixed to the masonry supported by cantilevering embedded steel channels. Several window openings have been infilled with brick or blockwork. The southern gable wall was mostly not visible from street level but there is evidence of cracking to the gable chimney stack.



Area 7 Lever St


Area 7 Little Ancoats St

Internal Inspection

The basement under area 7 consists of masonry perimeter walls and a concrete basement slab. There are several lightwells fronting Lever street sitting outboard of the main façade wall line. The ground floor is a series of masonry jack arches between steel beams spanning onto primary beams supported by several half height cast iron columns. The masonry and steelwork is painted and no corrosion is visible.

At the ground floor there are 3 internal cast iron columns although one column appears to have been moved at this level at some point as it doesn't align with the other two at ground or the column above. This might be due to the ground floor having been altered to form a shop front. Visibility was poor during inspection so the condition at this level is unknown.

On the upper levels the floors consist of 3 central cast iron columns supporting a primary timber beam spanning east to west and floor joists spanning from Lever street façade to the back. All floors show long term continued water ingress resulting in degradation to the floor joists. A number of the primary timber beams have rotten ends and on some levels these have been replaced with a partial new timber beam. The remaining beams will need replacement.

Internally, the masonry walls exhibit general signs of moisture with spalling of internal paint and mortar. There is localized cracking to some areas mainly above or below openings. The front façade on Lever Street is cracking and loose brickwork above the window heads on the top floor but generally appears to be in better condition to area 6 facades. At the rear there is a fireplace on the second floor that appears to have partially collapsed inside the flue.

The roof of area 7 is formed of king post timber trusses spanning east to west with timber purlins and rafters. Generally, the roof finishes are compromised allowing ingress of water. The trusses show significant deflections and in one instance the bearing has failed above a window head resulting in the truss dropping and resting on loose brickwork.


Third, Area 7, Primary Timber Beam Replaced


Second, Area 7, Lever St Facade


Roof, Area 7, Collapsed Roof Truss Bearing


Roof, Area 7, Lever St Facade, Cracking



Roof, Area 7, Lever St Facade



Second Area 7, Collapsed Chimney



Roof Area 7 Collapsed Bearing



Roof Area 7

Conclusion

Area 7 shows areas of significant structural defects which should be addressed in the near future particularly at roof level. Continued degradation will exacerbate the current issues ultimately leading to failure of the structure and collapse of the floors, which in turn could damage the masonry facades. The facade will require extensive stitch local repairs to micro cracking whereas areas especially towards the roof will benefit from local demolition and rebuild due to extensive degradation of the brick and mortar. A significant allowance should be made to chasing out and replacing the pointing to the mortar beds and sympathetic repair to spalled brick work to the visual facades particularly to the eastern façade. Internally, the structural floors should be removed and replaced to allow for modern day office usage.

Whilst repair to the walls could potentially be carried out, the poor condition of the existing floors creates a construction sequence complexity whereby to facilitate these works an internal scaffold frame to prop the existing floors is necessary along with access platforms internally at facade locations. Then, an external steel frame situated along the footpath should be erected to stabilise the facades whilst the internal existing floors are safely removed. A licence to erect the structure on the footpath/highway will be necessary from the Highways authority and existing providers owning utilities within the pavement will need to be contacted to coordinate temporary foundations for the steel frame. Access to the facades not fronting the highway will be significantly. The cost of these works would need to be independently assessed but are likely to be a significant proportion of the repair works themselves.

It should also be noted that there are significant differences in floor levels between the areas 6,7 & 8, which will provide an additional challenge to effectively integrating them into a single new construction with a consistent floor level especially between areas 6 &7 where the window levels to the Lever Street facades do not match.

Area 9 & 9a

External Inspection

Area 9 external façade is common with area 11 & 12 is described in that section of the report.

Internal Inspection

Area 9a consists of a mono pitched timber roof spanning from area 8 to 9 infilling the internal courtyard area. This now provides access from area 8 to 9. Area 9 is only accessible at ground floor. The first floor structure is formed of steel beams with precast planks.



Ground Area 9a



Ground Area 9 - Steel Beams and Precast Planks

Conclusion

No remedial works are identified from the area visible. Acces to first floor area 9 should be provided to review the roof structure.

Area 10

Area 10 is a 3 storey building above ground. Traditional solid brick construction. No internal access.

External Inspection

The facades fronting Houldsworth Street and Little Lever Street are of traditional solid brick construction with shallow brick arches to windows and stone cills. The brickwork appears to be in good condition with no signs of degradation or distress. The northern and eastern elevations are not visible from street level.



Area 10 Little Ancoats St



Area 10 Houldsworth St

Internal Inspection

No internal access.

Conclusion

Based upon the structure that was visible for the inspection no structural remedial works expected.

Area 11 & 12

Area 11 &12 is a 2 storey building above ground. Traditional solid brick construction with cement render. No internal access.

External Inspection

The facade fronting Little Lever Street is traditional solid brick with cement render. There is an integral garage with a rainwater pipe located on the west side which is leaking onto the façade causing staining and spalling of the render. On the Little Ancoats Street elevation there is exposed brick with several historic openings since been infilled with masonry. There is some brick spalling and rebated mortar joints but limited signs of cracking and distress.



Area 11 & 12 Little Lever St



Area 11 &12 Little Lever St

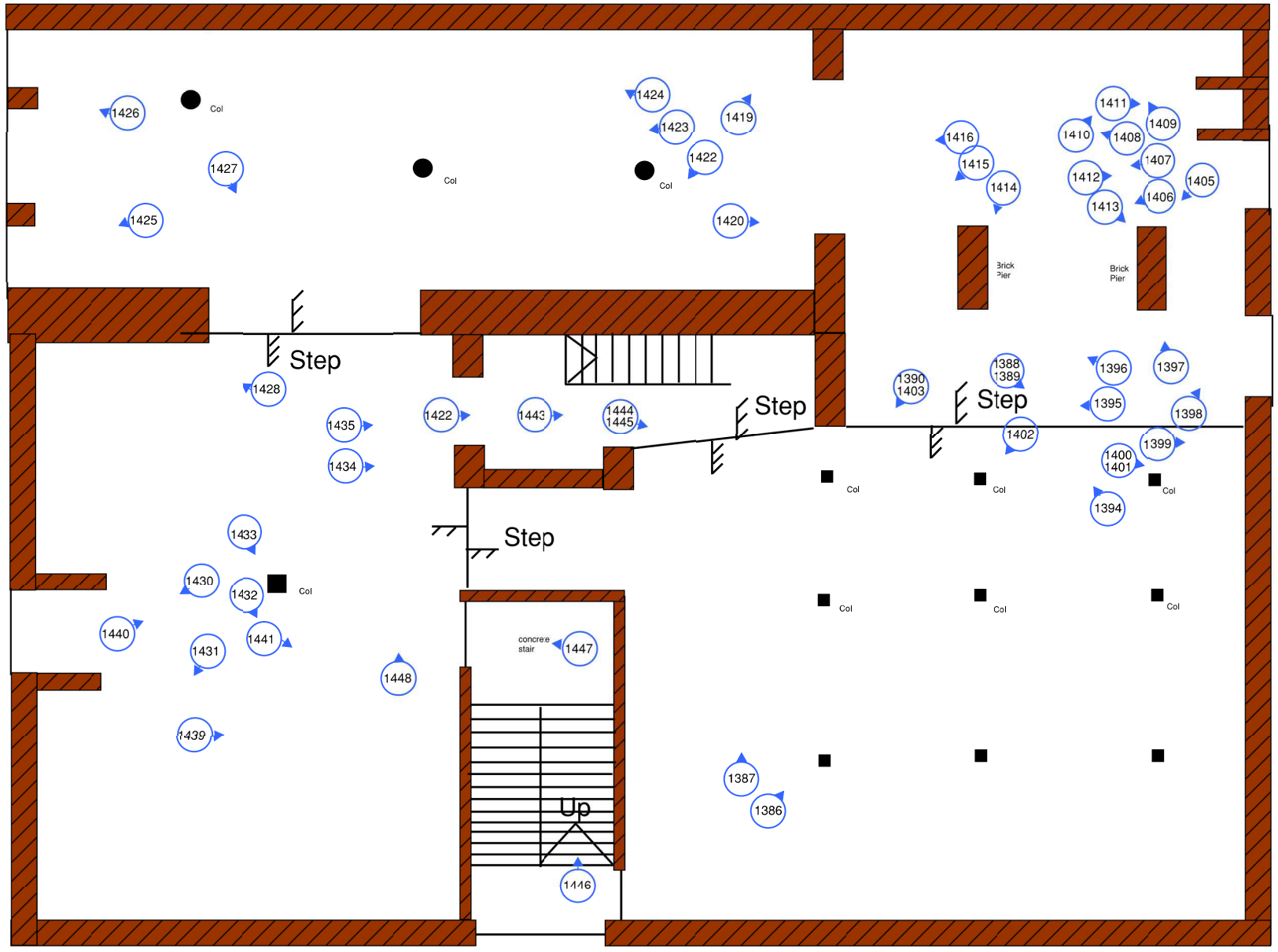
Internal Inspection

No internal access

Conclusion

Based upon the structure that was visible for the inspection only localised brickwork repairs are necessary. Inspection of floor and roof structure will need to be undertaken to confirm the condition.

Appendices 1 -
Structural Key Plans



REV	DATE	DESCRIPTION	BY	CHECKED

akt II

PROJECT Lever St		TITLE Key Plan - Ground Floor	
DATE 07.08.20	SCALE NTS	CAD FILENAME	STATUS Preliminary
DRAWN AE / CHECKED RT	PROJECT No. 4891M	DRAWING No. 4891M_AKTII_S_HSK_001	REV P1



REV	DATE	DESCRIPTION	BY	CHECKED

akt II

PROJECT Lever St

TITLE Key Plan - First Floor

DATE 07.08.20

SCALE NTS

CAD FILENAME

STATUS Preliminary

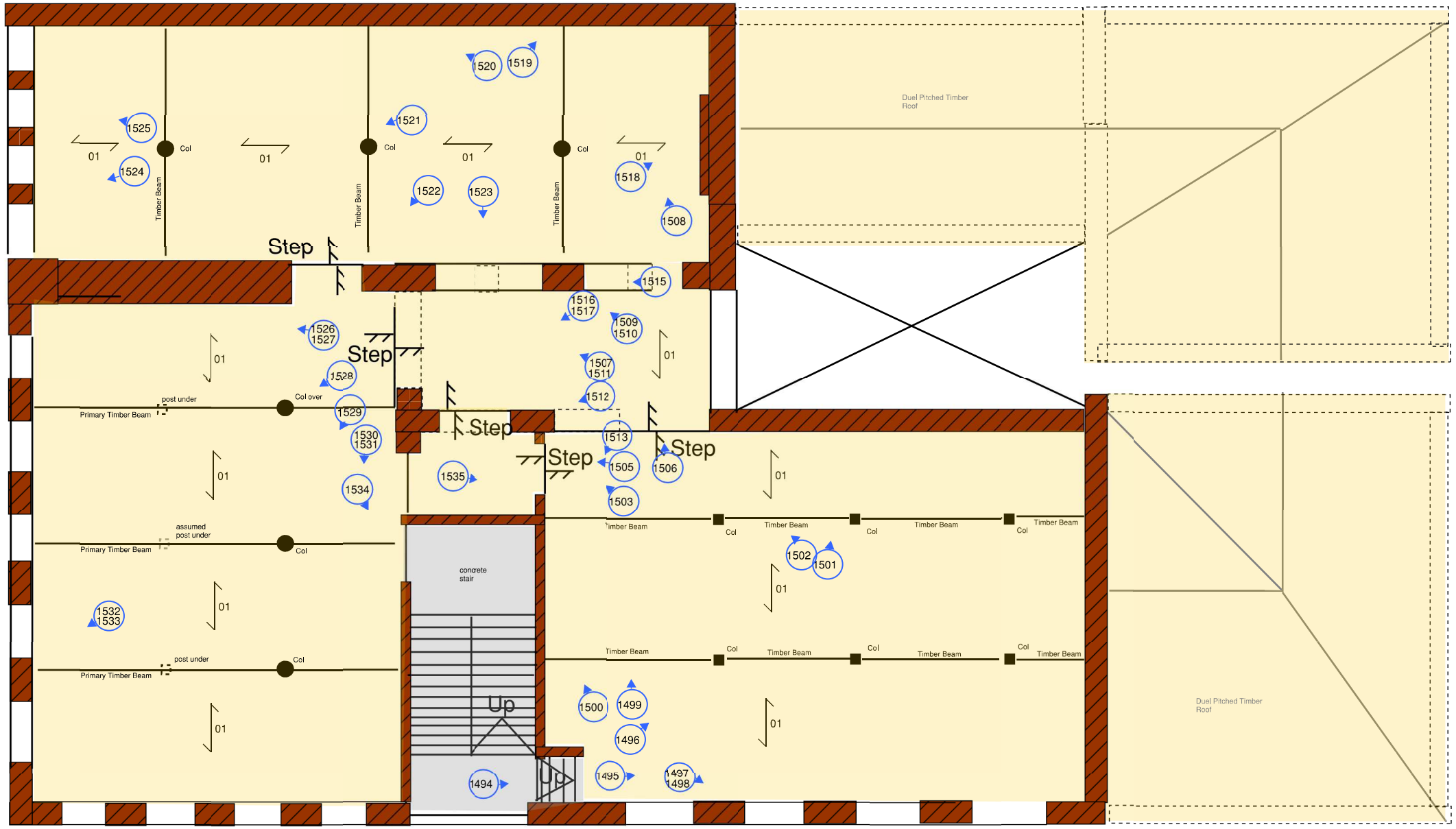
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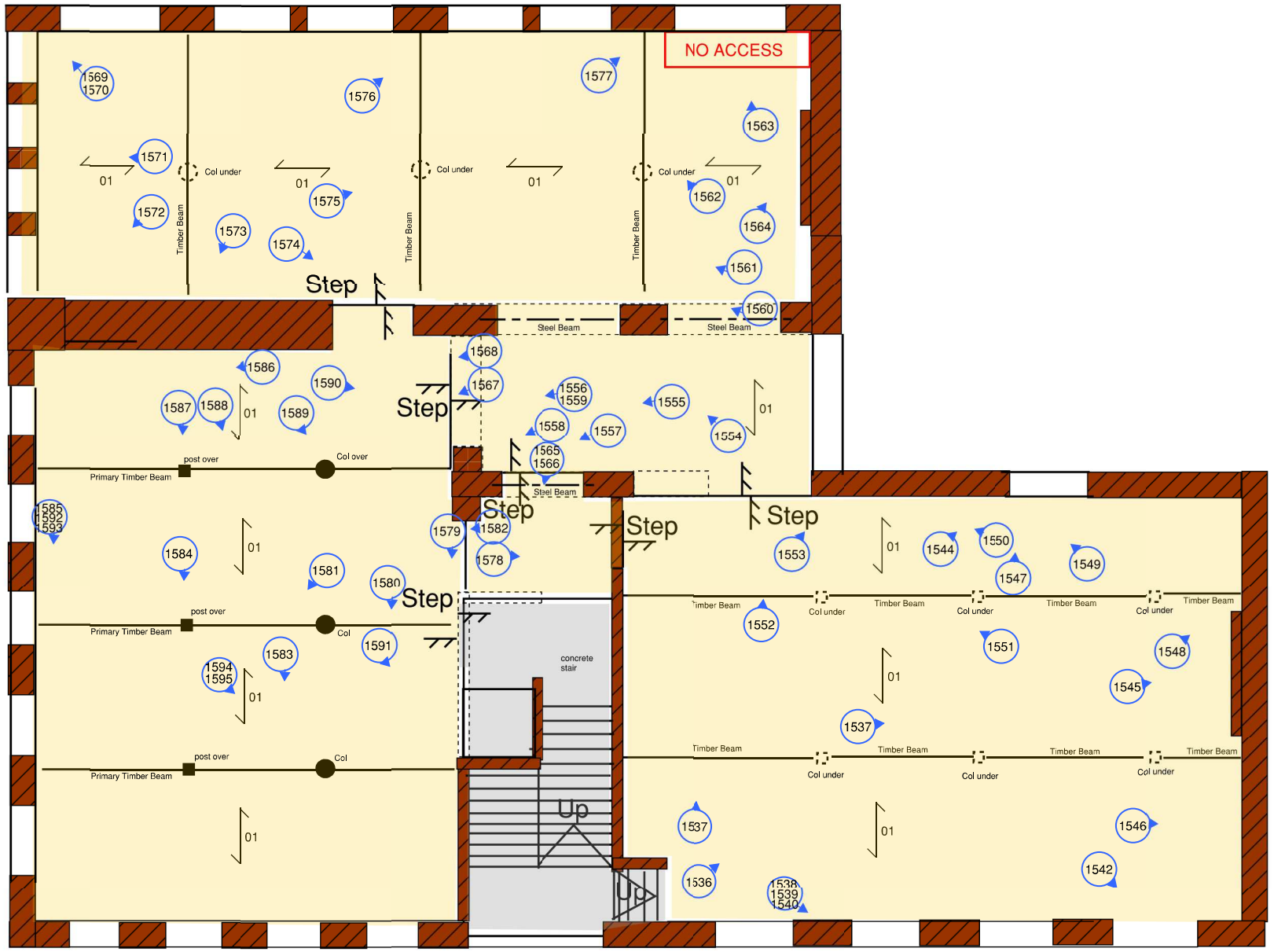
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REV	DATE	DESCRIPTION	BY	CHECKED

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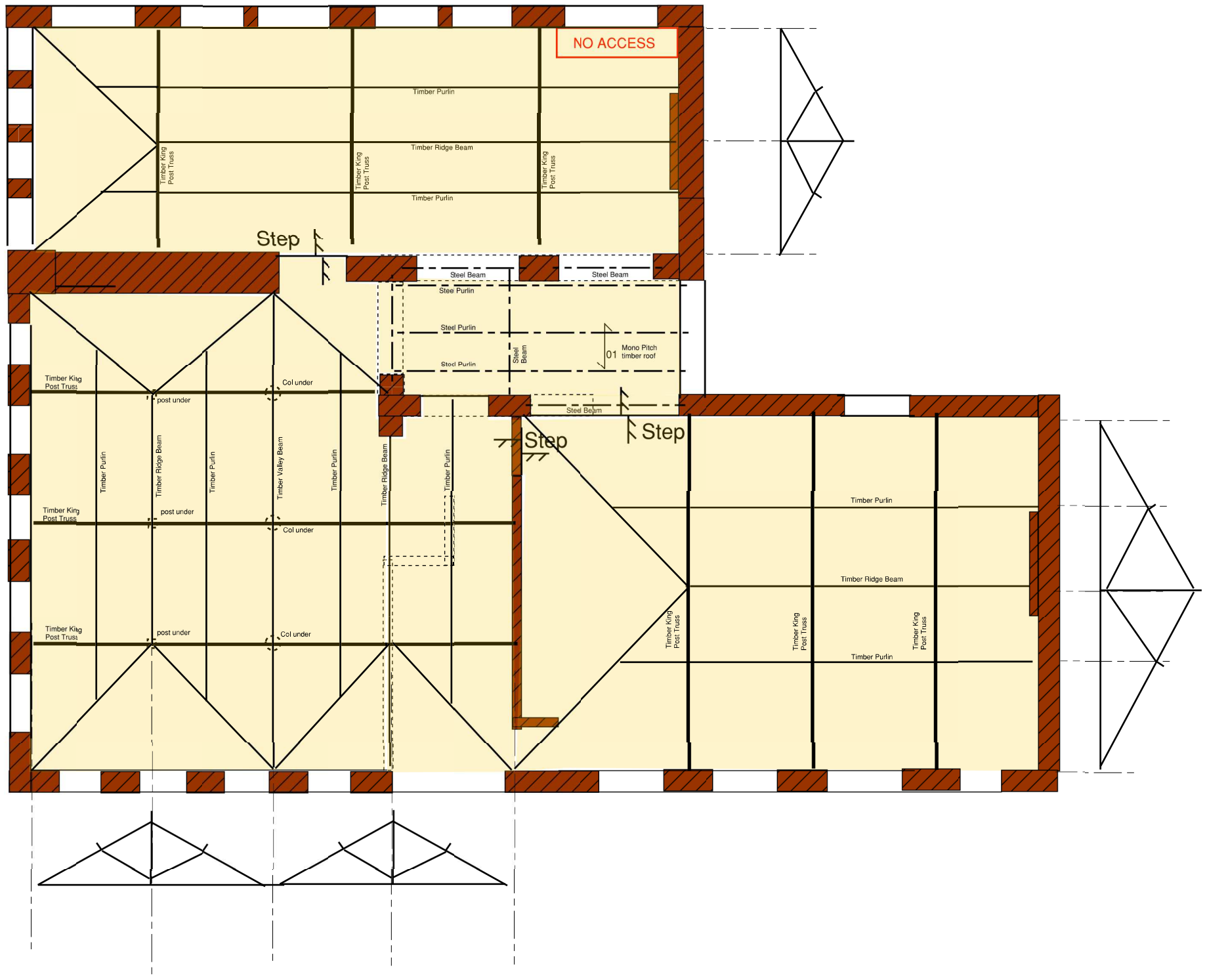
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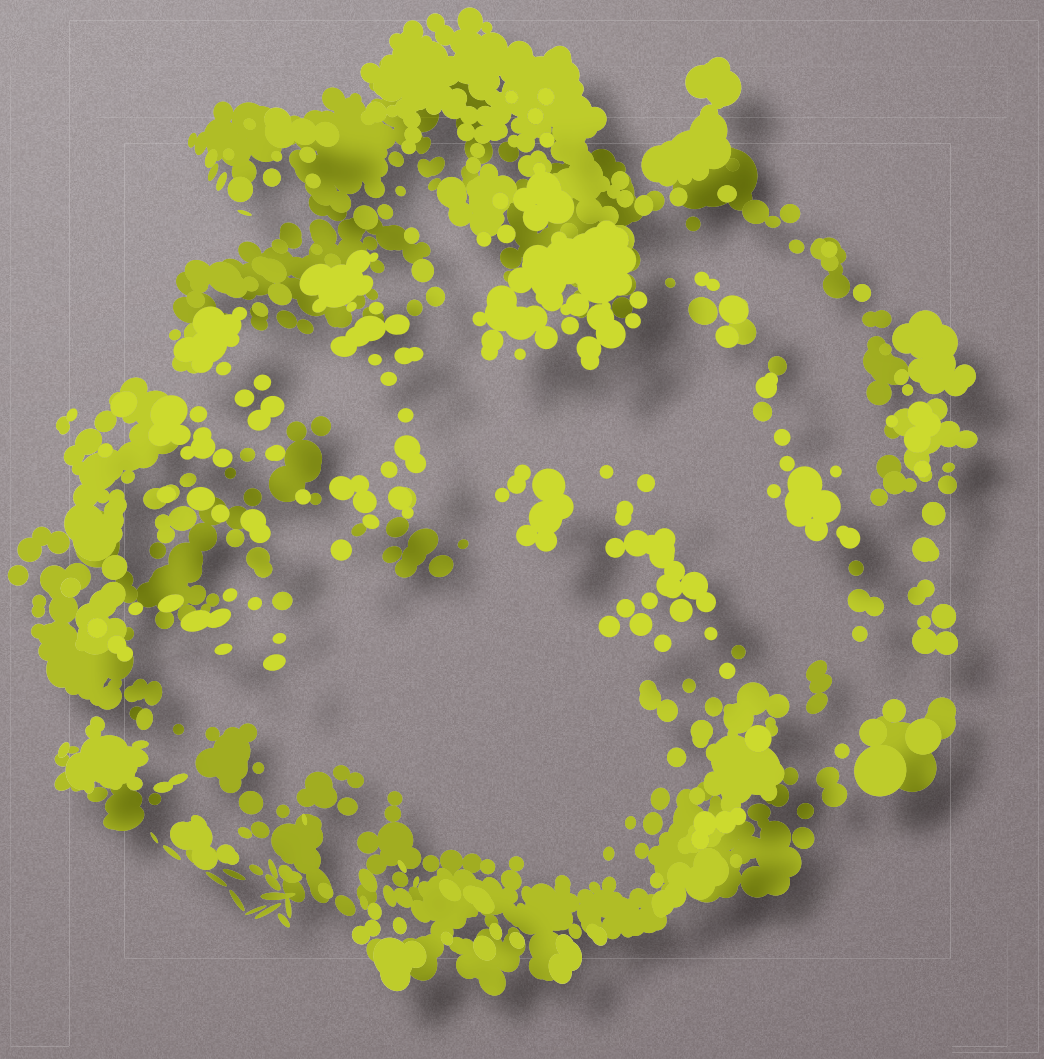


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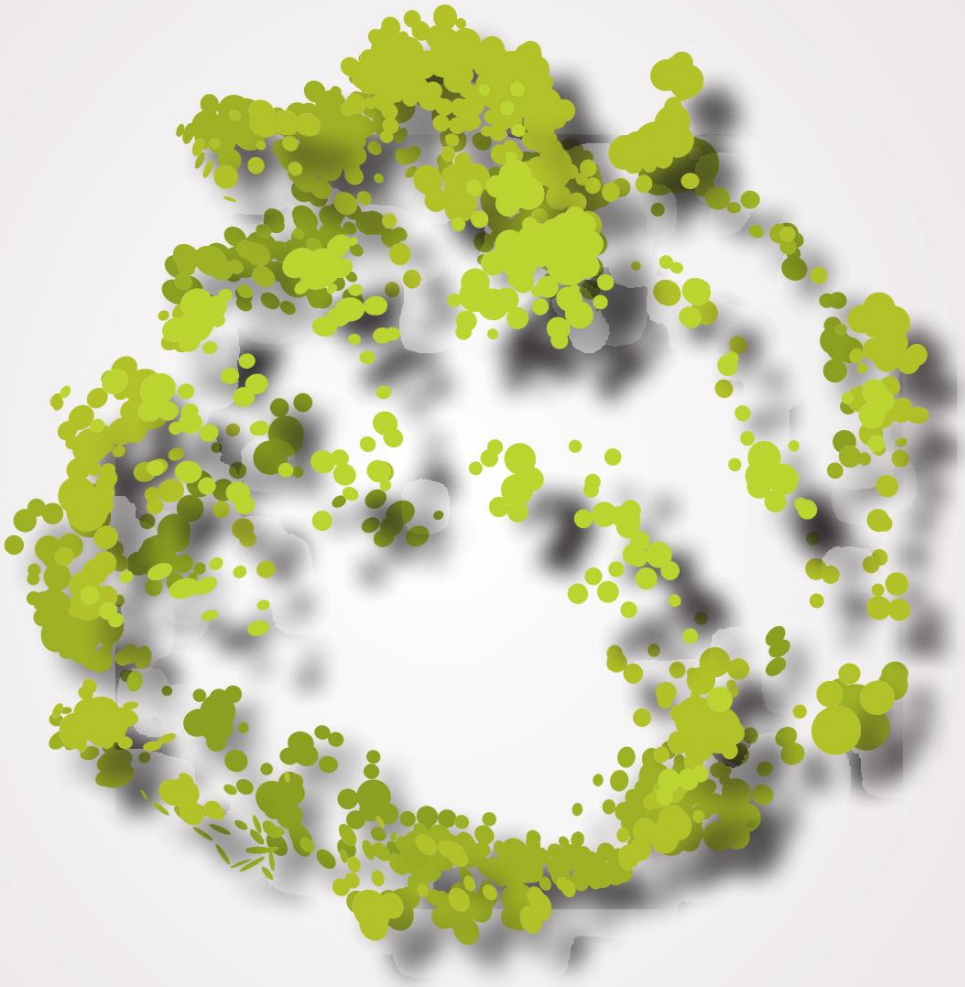
Appendices 2 - Digital Files



AKT II Ltd

White Collar Factory
1 Old Street Yard
London EC1Y 8AF

T +44 (0)20 7250 7777
F +44 (0)20 7250 7555
info@akt-uk.com



4891M

Lever Street
Existing Structure Appraisal

Nov 2023

Consulting Structural and Civil Engineers

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1.0 INTRODUCTION

This document covers an appraisal of the existing structures on the Lever Street site. Knowledge gained from recent site visits and desk top studies have complimented information gathered from historical structural surveys done on the existing buildings. Historical surveys include:

1) Structural survey - Graham Jones Associates Ltd 9th February 2017. Carried out on behalf of Beech Holdings for 56-58 Lever Street properties.
2) Structural site visit and visual survey - AKTII 19th August 2020. Carried out on behalf of Soller Group.

It should be noted that due to severe deterioration of some areas of the site, not all areas have been accessible for inspection over the years. Structural failure and inadequacy have been observed in multiple buildings across multiple floors which render areas unsafe. This appraisal captures recommended next steps in section 4, to de-risk the site in the interim period prior to future development works commencing.

The existing site buildings are split into the following numbered plots.



Figure 1 - Key plan of existing buildings

The following sections outline the findings from the historical site inspections with full reports including in the appendices. It should be noted that a significant portion of the defects to the structure are a result of defective waterproofing. it is understood that no remedial works have been undertaken (other than superficial cleaning internally) to the damaged buildings since the survey in 2017 and therefore the buildings have been subject to further deterioration until present.

A site visit conducted on 26/10/2023 provided further insight into the current condition of some of the plots. However, limited access was granted due to areas being deemed unsafe, therefore further surveys are recommended to all areas (refer to section 4 for further information).

Existing structures shown in Figure 1 and 2:

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

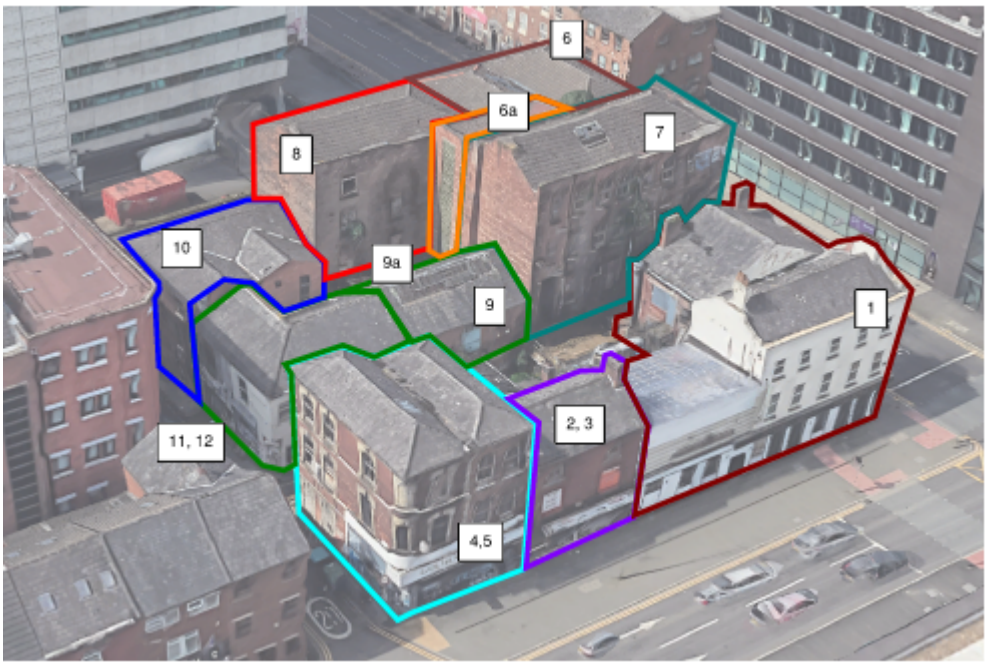


Figure 2 - iso view of existing buildings

Refer to Appendix 1 for structural sketches showing assumptions on existing building structure.

2.0 GJA SURVEY SUMMARY 09/02/2017

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



Figure 3 - Plot 6 and 7 surveyed by GJA

2.1 EXTERNAL INSPECTIONS

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

2.2 INTERNAL INSPECTION

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

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

2.3 CONCLUSIONS

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

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

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

3.0 EXISTING STRUCTURE APPRIASAL

This section provides a summary of the findings from AKTII structural report (issued on 19/08/2020 on behalf of Soller group) for each plot of the existing site, complimented with observations from a site visit undertaken by AKTII on 26/10/2023. This covers the most up to date knowledge of the existing structures. Refer to Appendix 3 for the full report from 2020. Appendix 4 contains the site visit notes from the recent visit in 2023.

3.1 PLOT 1) BEM BRASIL

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

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

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



Figure 4 - Bem Brasil and basement structures

3.2 PLOT 2 AND 3) LA ROSA

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



Figure 5 - La Rosa

3.3 PLOT 4 AND 5) GOLDEN TANDORI

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

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

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



Figure 6 - Golden Tandori facades

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

These plots were surveyed by GJA Engineers and captured in section 2.0 of this report. The buildings are typically 5 stories with load bearing masonry facades, timber floors with primary timber beams and cast-iron columns. Some timber columns have also been observed. Timber king post truss roof with timber purlins form the roof construction.

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

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

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

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

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

These buildings present the biggest risk to health and safety given their significant structural defects. Refer to section 4 for further details on recommended next steps to address this risk.

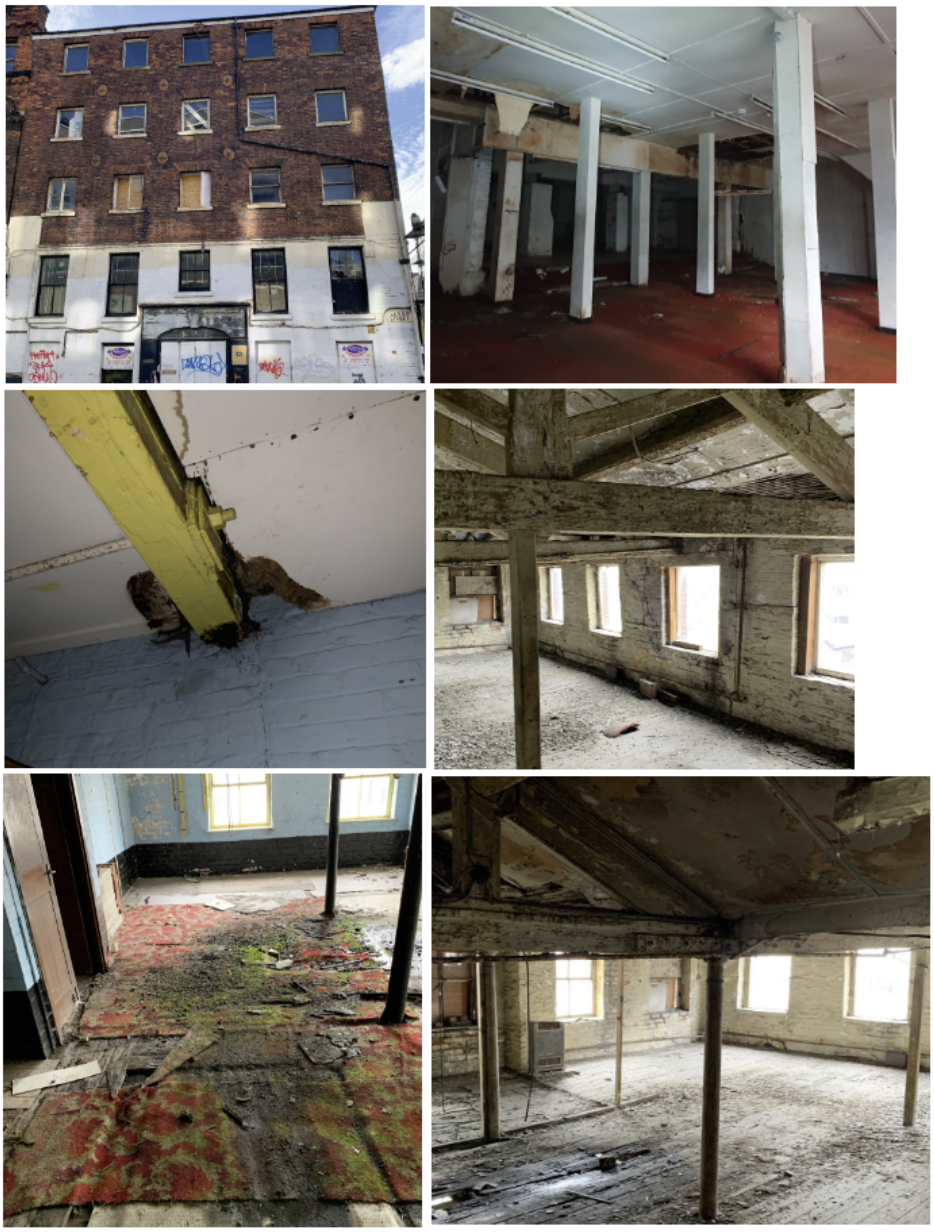


Figure 7 - Plot 6 defects

3.5 PLOT 7) LITTLE ANCOATS ST NORTH UNITS

Plot 7 consists of a 4 storey building above ground floor with a single storey basement. Traditional load bearing masonry perimeter walls with a single line of cast iron columns support timber joisted floors.

The ground floor is supported by a series of masonry jack-arches supported on iron beams and cast-iron columns. No access to the internal areas was gained during the recent 2023 survey but full access was granted during the 2020 survey.

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

Roof finishes are compromised allowing water ingress. This has resulted in rot to the roof trusses which have significant deflections and failed bearings.

Typical external brickwork defects are present as elsewhere on the site with spalling brickwork, cracking to the masonry, vegetation growth and rebated joints.



Figure 8 - Plot 7 defects

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

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

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

3.7 PLOT 10) MOB BURGERS

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

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

3.8 PLOT 11 AND 12) LITTLE ANCOATS ST SOUTH UNITS

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

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

4.0 NEXT STEPS AND RECOMMENDATIONS

Following the site inspections described throughout this report, there are still areas of the site that have not been accessed. Additional surveys are required to gain a comprehensive understanding of the structural integrity of each building. However, the inspections carried out to date clearly highlight structures that are in a severe state of disrepair with others requiring very localised or no remedial works. The defective structures have been left untreated for several years following the inspections, which has left them subject to further deterioration and an increased the risk of collapse.

The table below summarises the various condition status of each plot and areas requiring further investigation due to restricted access at the time of visit.

Lever Street - Existing Site Condition Summary

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

Low Risk
Moderate Risk
High Risk

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

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

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

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

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

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

Alternatively, an internal temporary propping strategy and water-tightness remediation scheme could be considered as an interim measure prior to the main works commencing. However, given the proposals of the main scheme, that include demolition of the building structures with façade retention, and hiring costs of temporary works throughout the interim duration, this option may not be feasible or practicable. There is also a risk that façade retention measures will still be required externally given the unknowns with the internal structures and feasibility of reinstating façade restraints.