

JUSTIFICATION FOR DEMOLITION OF 27 HOULDSWORTH STREET TO ACCESS THE UNSAFE BUILDINGS FOR DEMOLITION IN THE INTERESTS OF PUBLIC SAFETY

To allow Nationwide Regeneration (the demolition contractor) to safely deliver the high reach machine through the site access gates on Houldsworth Street this document shows the access constraints to be able to demolish the unsafe buildings contained within Lever Street and Houldsworth Street (25-58) we would need 8.5 meters clearance as that is the length of the machine.

We currently have 4.3 meters from the hoarding Kentledge blocks to number 27 Lever Street. With this in mind the only realistic way of gaining access into the site is to demolish buildings 67,65 and 27 with a much smaller machine to create a safe working area and laydown area for demolition debris.

All the buildings within the site boundary of the planned NXQ building are structurally unsafe other than number 27 Houldsworth Street. This is corroborated by AKTII and their condition statement of the buildings. Nevertheless, a second independent structural engineer has already condemned these buildings in the interests of public safety.

It states: "Significant structural distress is evident throughout, including partial roof collapses, unsafe and collapsed timber floors, loose and unstable masonry, and damp and deteriorated basement structures... In conclusion, it is our professional opinion that the buildings are dangerous, structurally unsound, and beyond reasonable economic repair. We strongly recommend that demolition be undertaken as soon as practicable, as leaving the properties in their current condition presents a serious risk to public safety, with the potential for progressive or wholesale structural collapse."

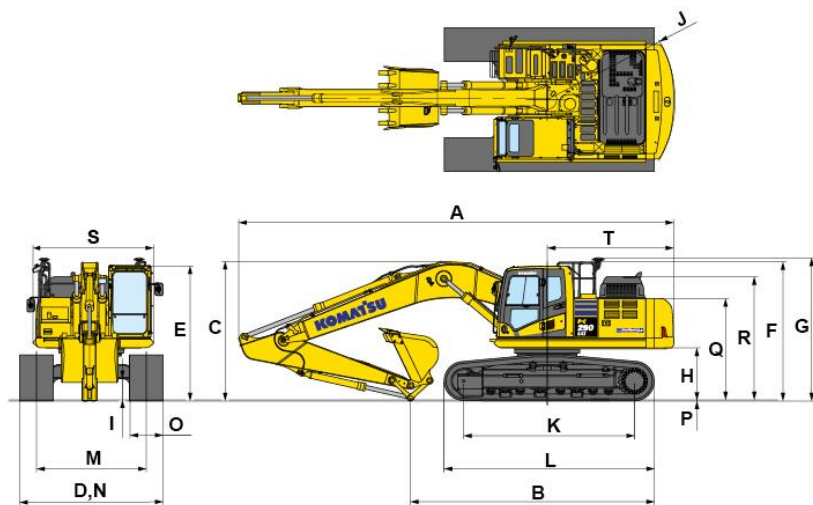
Given that the site is located within the city centre of Manchester, the risk to the public is substantial.

I have attached some images showing dimensions of the machines required to be used with their turning circle and access constraints. I have also shown that number 27 Houldsworth Street requires demolition to create a safe working area as there is no other possible access for the site. Alternative demolition by hand is not safe given that the floors of the unsafe buildings have already collapsed.



PC290LC-11/PC290LCi-11 Hydraulic excavator

Width of Crawler - 850mm 33.5" shoe
3,440 mm



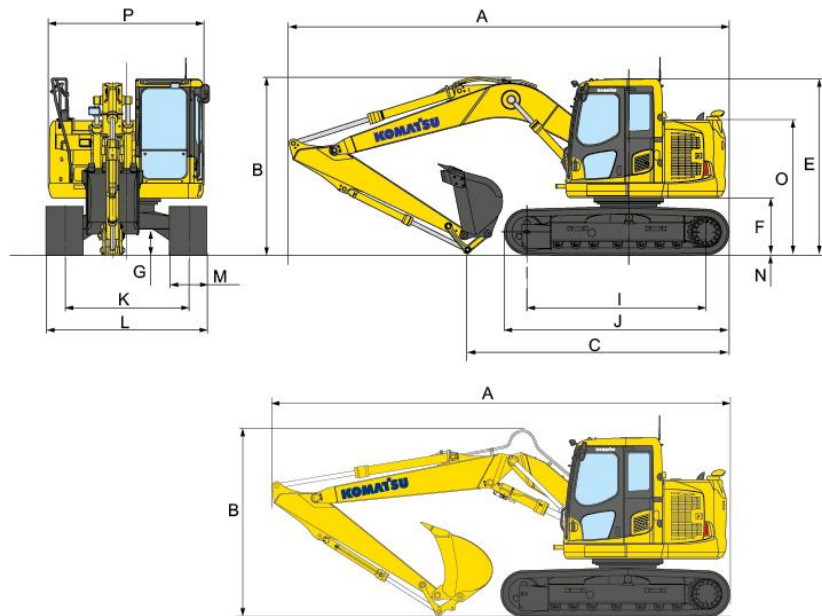
Track length- 4,955 mm





Hydraulic Excavator PC138US-10

Overall track width with 700 mm shoes
2,690 mm



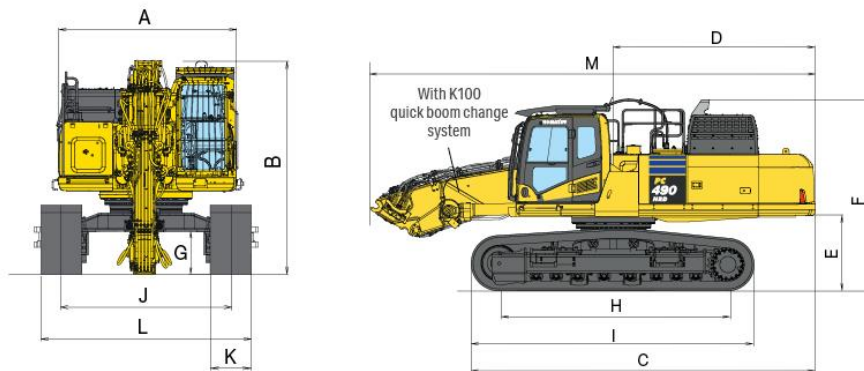
Track length- 3,610mm





PC490HRD-11 High-reach demolition

Overall track width with 28" (700 mm) shoes 2
13' 1" (3,980 mm)



Transport Length - 27' 9" (8,445 mm)

Working area for the high reach demolition machine



Turning circle of the high reach demolition machine

Structural scaffold to protect the existing facade which has to remain due to planning so no access

No Access from the main road



Side street not accessible as too narrow

Only access point 4,300mm wide

AKTII are going to provide an up-to-date condition survey of all the buildings along with the method statement to safely detach the protected facades from the main buildings of 56/58 Lever Street.

AKTII advise 'It should be noted that due to severe deterioration of some areas of the site, not all areas are accessible for inspection. However, further limited inspections have been able to be carried out in October 2025 and November and coupled with recent events including the partial collapse in May 2024 it is evident that the existing buildings are unsafe.'

The recent inspections in October and November 2025 observed that structural failure has occurred in multiple buildings across multiple floors which render vast areas unsafe for access and survey. These failures include fallen masonry, decayed roof truss end bearings, rotten floors, various temporary props inserted on an adhoc basis to prevent further collapse of floor, failed masonry lintels, and wholesale water ingress.

Given the extent of decay across all properties within the proposed development it is our view that these building remain at imminent risk of collapse with consequential risk to the public, neighbouring roads and building occupants'.

In the interests of public safety, we require an urgent response from the Planning Authority and Building Control in order to progress the demolition safely.

Nick Bone
Nationwide Building & Civils
M: 07921 391 291
E: nick.bone@nationwide-regen.co.uk