

BUILDING CONDITION STATEMENT

PREMIER INN MANCHESTER AIRPORT (HEALD GREEN) HOTEL AND THE HEALD GREEN BEEFEATER, FINNEY LANE, WYTHENSHAW, STOCKPORT, MANCHESTER, SK8 3QH

1.0 INTRODUCTION

- 1.1 This Building Condition Statement is submitted in support of a full planning application seeking consent for the demolition of the existing hotel restaurant, the construction of a new two-storey hotel block and the conversion of existing hotel rooms to provide additional guest accommodation.
- 1.2 A Building Condition Survey has been prepared by Anstey Horne to inform this Statement and has been issued to Manchester City Council as part of the application submission.
- 1.3 Accordingly, this Statement should be read alongside the original submission pack comprising of the various relevant technical reports, plans and detailed drawings.

2.0 CONTEXTUAL RELEVANCE

- 2.1 The site comprises a Premier Inn hotel and the former Heald Green Beefeater restaurant, together with associated car parking facilities. The restaurant building is currently vacant and has remained out of operation since July 2024, while the hotel continues to operate without interruption.
- 2.2 There are no designated or non-designated heritage assets on the site or within its immediate vicinity, and the site does not fall within a conservation area.

3.0 CONDITION SURVEY

- 3.1 A site inspection was undertaken on 3 March 2026 by a Qualified Surveyor to assess the physical condition of the building. The purpose of the inspection was to enable the Council to understand the nature and extent of defects, ongoing maintenance requirements, safety considerations, and potential future repair liabilities associated with the proposed conversion of the former restaurant.
- 3.2 Each principal element of the building was inspected, and the key findings have been summarised below:



3.3 Flat and Pitched Roofs:

i) *Pitched Roofs:*

- Slipped, displaced and misaligned tiles across all slopes (approx. 10%).
- Hip and ridge tiles require realignment, re-bedding and pointing.
- Oak finials badly decayed; evidence of batten decay.
- Absence of underlay and mortar back-pointing increasing risk of batten deterioration.
- Major overhaul required due to age and progressive defects.

ii) *Chimney Stacks:*

- Heads require repair and new mortar flashing.
- Recommend capping and venting unused stacks.
- One stack shows significant structural movement and needs rebuilding.
- Lead flashings and soakers require repair.

iii) *Flat Roof - First Floor Lobby:*

- Inadequate drainage; significant ponding due to dipped deck.
- Widespread patch repairs; internal water staining visible.
- Parapet wall shows water penetration.

iv) *Flat Roof - Front Bay:*

- Roof feels spongy; likely timber deck decay from prolonged water ingress.
- Lead cappings heavily patched; fascia timber decayed.
- Comprehensive overhaul required.

v) *Flat Roof - Link Roof:*

- Felt membrane debonding; multiple patch repairs.
- Approaching end of serviceable life.

vi) *Flat Roof - Large Rear Extension*

- Ponding and internal water ingress.
- Deck is precast concrete plank; requires HACC testing and confirmation it is not RAAC.
- Membranes nearing end of life.



3.4 Rainwater Goods:

- Light corrosion to gutters and downpipes; flaking paint.
- Water staining and vegetation growth at gutter/downpipe junctions.
- Splits, corrosion and missing sections to rear elevation rainwater goods.
- Significant tree litter likely contributing to blockages.

3.5 Elevations:

i) *General External Walls:*

- Timber finials decayed; loose/misaligned cladding; cracked render.
- Decorative cornices and fascias decayed on North Elevation.
- Cracked mortar joints and minor brickwork cracking in several areas.
- Ivy remnants, efflorescence and redundant pipework/steelwork present.
- Cyclical redecoration overdue.

ii) *High-Level Elevations:*

- Significant decay to timber framing and window sub-cills.
- Rainwater ingress affecting first-floor escape lobby.
- Timber soffit boards hanging down; moss growth on roof coverings.
- Light corrosion to steel bases of timber posts.

iii) *Entrance Canopy:*

- Timber elements require redecoration; steel elements show light corrosion.
- No level access from car park (ramp provided).

iv) *Fenestration:*

- PVCu windows: missing tabs, soiling, peeling window film.
- Timber window (West Elevation): flaking paint and timber decay.
- Timber doors: decay, warped/split panels, blown glazing units.
- Steel window bars require redecoration.

3.6 Interior:

i) *First Floor Bedrooms:*

- Rooms taken out of service due to drains backing up.



- Rainwater staining to ceilings; uneven floor to fire exit lobby.
- Steep staircase limits accessibility.

ii) *Apartment:*

- Mothballed; missing fittings; dated finishes; heating system not in use.

iii) *Ground Floor Store Room:*

- Water-stained/missing ceiling tiles; damp smell; wall damage; worn flooring.

iv) *WCs:*

- Accessibility issues (non-contrasting rails, dropped flush handle).
- Mould growth and ceiling staining in bar-area WCs.
- No ambulant disabled facilities.

v) *Restaurant & Bar:*

- Stained/chipped ceiling tiles; missing fire door magnet.
- Water staining to ceilings and carpet; undulating floor levels.
- Holes in plaster where fixtures removed.

vi) *Kitchen:*

- Generally good condition; minor plaster cracking.

vii) *Cellar:*

- Cracked concrete soffit; spalled concrete; corroded steel beams.
- Standing water, mould, damp surfaces; corroded pipework.
- Cracked/missing pavement light glazing; loose ceiling boarding.
- Combustible insulation present; cracked floor slab.

4.0 REMEDIAL WORKS

- 4.1 The pitched roofs require targeted repairs to hip and ridge tiles, replacement of defective hip irons, renewal of lead flashings and full replacement of the decayed oak finials. Given the age and condition of the coverings, a full recover with new battens, underlay and upgraded insulation will ultimately be required. Chimney stacks need repointing, new flaunching, capping of redundant flues and localised leadwork repairs, with one stack requiring complete reconstruction due to structural movement.



- 4.2 All flat roofs require significant renewal. Works include stripping back coverings for structural assessment, installation of tapered insulation, new waterproofing membranes and encapsulation of parapets and copings. The front bay roof additionally requires strengthening or replacement of decayed timber decking, while the large rear extension roof requires structural investigation of the precast concrete planks, including HACC testing and confirmation that the deck is not RAAC.
- 4.3 Rainwater goods require refurbishment, including redecoration of cast-iron components, corrosion treatment, resealing of leaking junctions, replacement of defective rear-elevation pipework and a full drainage cleanse supported by CCTV survey and subsequent repairs.
- 4.4 The external elevations require replacement of decayed finials, cornices and timber elements; refixing of loose cladding and panelling; crack-stitching and repointing; removal of vegetation and redundant services; and full redecoration of timber, render and stonework. High-level façades require overhaul of the timber framework and sub-cills, investigation into water ingress at the first-floor escape lobby, reinstatement of soffit boards and corrosion treatment to steel elements. The entrance canopy requires redecoration and treatment of corroded fixings.
- 4.5 Fenestration works include reinstating missing PVCu components, restoring frames, renewing window film, replacing the decayed timber window and reinstating its bars, replacing defective timber doors and fanlights and redecorating retained timber and steel elements.
- 4.6 Internally, drainage issues affecting the first-floor bedrooms require investigation, alongside accessibility and energy-efficiency upgrades. The apartment requires new lighting, redecoration, floor finishes, replacement kitchen and bathroom fittings and recommissioning of the heating system if brought back into use. The ground-floor store room requires ventilation improvements, mould treatment, a new suspended ceiling, waterproof rendering, joinery renewal and new flooring. WCs and restaurant/ bar areas are expected to be stripped out and reconfigured if retained.
- 4.7 Service-related works include resolving drainage failures, recommissioning or replacing mothballed heating systems, repairing non-operational lighting and reinstating the missing fire-door electromagnet.
- 4.8 The scale of remedial works required across the roofs, elevations, drainage systems, fenestration, internal areas and building services is extensive, involving structural investigation, full roof renewal, widespread fabric replacement, drainage remediation and significant internal refurbishment. When considered collectively, the level of intervention and associated capital expenditure needed merely to return the building to a basic operational standard is disproportionate. As such, retention of the existing building is demonstrably unviable and operationally unfeasible, thereby supporting the case for redevelopment.



5.0 POLICY POSITION

5.1 The National Planning Policy Framework ('NPPF') is a material consideration in the assessment of this proposal, with the most recent revision published in December 2024. Section 14 of the NPPF establishes national policy for addressing climate change, flood risk and coastal change, requiring development to support the transition to net-zero, minimise vulnerability to environmental risks and ensure long-term resilience.

5.2 More specifically, Paragraph 161 states:

“The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”

5.3 Whilst Paragraph 161 expresses a clear preference for the reuse and conversion of existing buildings, the wording is advisory rather than prescriptive. The term “encourage” reflects an aspiration rather than a mandatory requirement, and it does not impose an obligation on applicants to retain or convert existing structures where this would be impractical or unjustified.

5.4 A review of the relevant Development Plan, comprising the Manchester Core Strategy and the Places for Everyone Joint Development Plan, confirms that there are no policies that require the reuse of existing buildings. Although both documents promote the efficient use of previously developed land and support the reuse of existing buildings where appropriate, this is again an encouragement rather than a statutory or policy requirement.

5.5 Accordingly, from a policy perspective, there is no requirement for the proposed development to retain or convert the existing building. The preference for reuse expressed at national and local level is not enforceable, and does not override the practical, operational or viability considerations that justify redevelopment in this case.

6.0 EMBODIED CARBON

6.1 It is acknowledged that the Council has expressed a preference for the reuse of the existing building, and it has been suggested that this is partly driven by concerns regarding embodied carbon within the existing fabric.

6.2 While the retention of buildings can, in principle, offer carbon-efficiency benefits, embodied carbon is not a policy requirement within either the NPPF or the adopted Development Plan. National policy merely encourages the reuse of existing resources where appropriate, but



does not mandate retention where this would be impractical, unviable or contrary to wider planning objectives.

- 6.3 This position is reinforced by the 2024 High Court judgment concerning the redevelopment of the Marks & Spencer store on Oxford Street (Case No: AC-2023-LON-002520), where the Court confirmed that embodied-carbon considerations, while material, cannot be treated as an overriding or determinative factor in the absence of a specific policy requirement to retain a building.
- 6.4 In the present case, there is no national or local policy compelling the reuse or conversion of the existing structure, and embodied-carbon arguments alone do not outweigh the clear operational, functional and viability constraints that justify redevelopment.

7.0 CONCLUSION

- 7.1 The evidence presented within this Statement demonstrates that the existing building is in a significantly deteriorated condition, with extensive remedial works required across the roofs, elevations, drainage systems, internal areas and building services.
- 7.2 The scale, complexity and cost of these interventions, many of which involve structural investigation, full roof renewal, widespread fabric replacement and major internal refurbishment, render the retention and conversion of the building operationally and financially unviable.
- 7.3 While national policy, including Paragraph 161 of the NPPF, encourages the reuse of existing buildings as part of the transition to net-zero, this is an advisory preference rather than a mandatory requirement. Neither the Manchester Core Strategy nor the Places for Everyone Joint Development Plan contains any policy compelling the retention or conversion of existing structures.
- 7.4 Embodied carbon has been raised as a consideration; however, as confirmed in the 2024 High Court judgment relating to the Marks & Spencer redevelopment on Oxford Street, embodied-carbon arguments, while material, cannot override the planning merits of redevelopment where no policy requirement for retention exists.
- 7.5 Accordingly, when the building's condition, the absence of any enforceable policy requirement to retain it, and the wider planning objectives of the proposal are considered together, redevelopment represents the only feasible and justified approach.

