

CONDITION SURVEY

Premier Inn Manchester Airport (Heald Green)
Hotel, Finney Lane, Heald Green, Cheadle
SK8 3QH

31 March 2026

BSC03722

CONTENTS

REPORT INFORMATION & VERSION CONTROL3

1. DESCRIPTION.....5

2. CONDITION SURVEY6

APPENDIX 1 - FLOOR PLANS7

APPENDIX 2 - PHOTOGRAPHS8



REPORT INFORMATION

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Subject Property	Premier Inn Manchester Airport (Heald Green) Hotel, Finney Lane, Heald Green, Cheadle SK8 3QH
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VERSION CONTROL

Date	Name	Purpose	Issue	Version
20/03/2026	Sam Holmes	First Draft	Draft	Rev00
27/03/2026	Sam Holmes	Final	Final	Rev01
31/03/2026	Sam Holmes	Amended Version	Final	Rev02

IDENTIFICATION PHOTO



PREMIER INN MANCHESTER AIRPORT (HEALD GREEN) HOTEL, FINNEY LANE, HEALD GREEN, CHEADLE SK8 3QH

1. DESCRIPTION

1.1	Age	Circa 90 years old; Camra's website and the Heald Green Heritage website both reference the restaurant as opening in 1936.
1.2	Building Type	Restaurant and bar at Ground Floor with hotel rooms and a mothballed apartment at First Floor level. There is a large cellar below the Ground Floor.
1.3	Building Status	Not Listed.
1.4	Walls	Loadbearing masonry cavity walls.
1.5	Roofs	Clay tile hipped and pitched roofs with perimeter flat roofed extensions covered with bitumen felt over asphalt.
1.6	Floors	Insitu concrete at Cellar, Ground and First Floor levels.
1.7	Orientation	The Front Elevation faces north and fronts Finney Lane. References to right and left are made as though facing the element being described.
1.8	Summary of Condition	Backlog and corrective maintenance are now required to address the various defects detailed in Section 2. Cyclical redecoration is now due. CapEx should be considered to bring the building in line with modern accommodation standards.
1.9	Date of Inspection	03 March 2026
1.10	Weather at the time of inspection	Dry with limited cloud cover.
1.11	Name(s) of Surveyors	Simon Hill BSc MRICS a Senior Director at Anstey Horne and Sam Holmes BSc (Hons) MRICS C.Build E MCABE an Associate Director at Anstey Horne.

2. CONDITION SURVEY

Condition Survey – Premier Inn (Manchester Airport) Heald Green

Item	Element	Location	Description	Comments	Remedial Works
1.00	Flat and Pitched Roofs				
1.01	Pitched and Hipped Roofs - Coverings	A series of interconnected, pitched roofs with dormers and valleys to the main building	<p>The original clay tile coverings remain in-situ; the underside of the roof covering is visible within the attic space and it's clear that there is no modern underlay or waterproofing membrane beneath the tiles. Lime mortar torching (back pointing) has been applied to the underside of the tile and batten, as can be seen on the appended photographs.</p> <p>Half round hip and ridge tiles are bedded in mortar and there are hip irons fitted to hold the tiles in place. Oak finials have been added for embellishment to each gable end and dormer and sheet lead has been dressed to the valley gutters between the dormers and main roofs. Lead has also been used to create soaker and flashing details to the base of stacks and to the base of the finials.</p> <p>Wet verges are formed to the projecting gable ends and dormers with timber fascias/barge boards planted on to finish.</p> <p>The roof structure comprises site assembled timber rafters and purlins, transferring load through to the loadbearing masonry walls – perimeter and internal cross walls.</p> <p>A nominal layer of glass fibre (Rockwool) insulation quilt has been laid above the ceiling joists with the attic/roof voids.</p>	<p>There are several slipped, displaced, and misaligned tiles to all of the roof slopes, estimated at circa 10% of the total area. The hip and ridge tiles need to be realigned, pointed, and re-bedded and a few hip irons will need to be replaced.</p> <p>By reference to the photographs, you'll also note that the oak finials are badly decayed, and there is evidence of decay to the batons within the roof void where visible.</p> <p>Due to the absence of a waterproofing underlay and because the tiles have been back-pointed, there is a risk of accelerated deterioration and decay to the timber tile batten. The mortar typically retains moisture leading to decay and corrosion of the nails.</p> <p>In the short to medium term the roofs will need to be recovered and insulation levels improved; in the interim and over the next 12months a long list of immediate backlog/corrective maintenance will need to be implemented</p>	<p>Within the short to medium term, consideration will need to be given to recovering the main roof slopes, introducing a waterproofing membrane beneath and replacing the battens. At the same time, lead detailing will need to be renewed and the ornate oak finials replaced.</p> <p>You should contemplate a major overhaul of the original roof slopes given, their age, current condition and the likelihood of ever increasing defects due to batten failure.</p>
1.02	Chimney Stacks and Pots	Stacks have been taken up above the roof slopes off the line of the main ridges	<p>Constructed with brick and wet cast stone/masonry.</p> <p>Sheet lead has been used to weather the base of the stacks where these pass through the roof covering and stepped flashings incorporated.</p> <p>The head of each stack is open, there is no protective cowl or clay pot.</p> <p>The tops of the stacks have in part been pointed and in some cases there is cement mortar flaunching.</p>	<p>The head to each stack needs to be repaired, new mortar flaunching and we'd recommend that these are capped and the chimney breasts below vented.</p> <p>There is also significant structural movement to one of the larger stacks as shown on the appended photographs. This will need to be taken down and rebuilt.</p> <p>General pointing and repairs to the lead flashing soakers and step flashings will also need to be undertaken to ensure that the roof remains watertight.</p>	<p>Programme repointing, partial reconstruction and where no longer in use consider capping and venting below.</p>

Condition Survey – Premier Inn (Manchester Airport) Heald Green

Item	Element	Location	Description	Comments	Remedial Works
1.03	Flat Roofs – two storey lobby/landing off the First Floor Bedrooms.	Rear Southeast corner, above the first floor landing	Solid (assumed precast concrete) deck constructed behind a dwarf parapet wall and abutting the main pitched roofs. The deck is likely to have been weathered originally with mastic asphalt. Currently there is a built-up bitumen felt system with mineral cap sheet, likely to be an overlay. The roof drains to outlets cut through the parapet, draining to hopper heads at either side of the flat roof. Bitumen felt (mineral cap sheet) has been dressed up to form upstands/skirtings at the parapet with cover flashings above.	<p>Drainage is inadequate to this roof. There is a large area of ponding water to the centre where the deck appears to have dipped. The roof no longer drains to the outlets at either end. There is also evidence of past widespread patch repair and, internally, evidence of failure with rainwater staining to the ceiling finishes noted.</p> <p>Water penetration also seems to have been experienced to the parapet wall as a result of breaches to the coping stones and possibly also the brickwork - silicone has been gunned into the joint above the lintel, suggesting that there has been ongoing rainwater penetration to the parapet.</p>	<p>In the short to medium term, strip back the roof covering to expose the deck – a Structural engineer will need to inspect the deck to determine whether there's any deterioration in the concrete.</p> <p>Tapered cut to full insulation will then need to be introduced and new waterproofing membranes applied.</p> <p>The parapet should be encapsulated with felt taken up and under the coping and the wall opened up to check for the presence or otherwise of cavity trays.</p>
1.04	Flat Roof – Front Bay	Front bay to the breakfast/dining room	<p>Bitumen felt membranes have been used to weather what is a timber deck; the timber joist and insulation board is visible from the underside through one of the inspection hatches cut into the false ceiling - refer to appended photographs.</p> <p>The felt has been dressed to form skirtings and upstands where the roof abuts the Front Elevation of the building and to the front dwarf parapet.</p> <p>The parapet has been capped with sheet lead beneath which is an ornate moulded timber fascia.</p>	<p>The roof appears spongy underfoot and we are concerned that the timber deck has suffered decay as a result of prolonged rainwater incursion.</p> <p>The lead cappings used to the perimeter parapet have also been subject to several patch repairs and extensive decay is noted to the timber fascia beneath this.</p> <p>Cross-reference with the photographs.</p>	<p>Budget for stripping and renewing the roof membranes.</p> <p>Include a provisional sum for replacing sections of the timber deck and for strengthening this.</p> <p>Replace the lead capping to the parapets and renew joinery to the fascia.</p> <p>A comprehensive overhaul is required in this regard and upgrade of the insulation.</p>
1.05	Flat Roof - Link	Link roof between Premier Inn and former Beefeater	Assumed timber deck with bitumen felt, built-up waterproofing membranes; dwarf parapets constructed to the perimeter, weathered with pre-cast concrete coping stones.	Consistent with other areas of flat roof, the felt membrane is approaching the end of its serviceable life. There are points where it is has de-bonded and there are a number of examples where patch repairs have been executed, suggesting there have been ongoing issues with rainwater ingress.	<p>Lift, re-bed, and point the precast concrete copings.</p> <p>Budget for renewing the bitumen felt membranes and provisional sum for deck repairs.</p> <p>Add for new cut to fall tapered insulation board to comply with the Building Regulations, ADL2B.</p>
1.06	Flat Roof – large rear single storey extension.	<p>Rear. Large roof over the dining room below.</p> <p>Additional, lower level, flat roofs above the WC accommodation.</p>	We've assumed that this would previously have been covered with a natural rock asphalt, which has subsequently been overlaid. As above a bitumen felt overlay is now apparent and as above, the perimeter dwarf parapets are finished with pcc copings.	Given that rainwater is ponding to the centre of the flat roof and there is evidence internally of water ingress we recommend that a structural engineer be appointed to undertake further exploratory investigations into the condition of the precast concrete decking.	<p>Strip the roof coverings and commission a structural engineer's assessment of the deck.</p> <p>Budget for introducing cut-to-fall tapered insulation board to comply with the latest Building Regulations Approved Document L2B.</p>

Condition Survey – Premier Inn (Manchester Airport) Heald Green

Item	Element	Location	Description	Comments	Remedial Works
			We've noted internally where exposed above the false ceiling, the deck comprises a precast concrete plank.	<p>The concrete will need to be tested for high alumina cement ("HACC"), and it might be necessary to consider strengthening the deck.</p> <p>As a footnote whilst we do not believe the deck concrete comprises planks of reinforced autoclaved aerated concrete ("RAAC") we advise the engineer's brief extends to confirming this is indeed the case.</p> <p>As reported above for other areas of flat roof the membranes are approaching the end of their life expectancy and should be renewed in the short to medium term.</p>	Include for redressing lead work to the parapet chutes and hopper heads and for encapsulating/ capping the coping stones.
2.00	<u>Rainwater Goods</u>				
2.01	Gutters and downpipes	All Elevations	Combination of previously painted cast iron and PVCu rainwater goods.	<p>Light corrosion is visible to the gutters and downpipes, and paint finishes are flaking; cyclical redecoration is now due.</p> <p>To the East Elevation, there are signs of water staining and vegetation growth at the downpipe to gutter junction.</p> <p>Splits and significant corrosion are noted to the downpipes and guttering to the Rear Elevations with sections missing.</p> <p>There is a significant amount of tree litter, leaves, branches, etc. strewn across the roofs and we suspect there might also be problems with the underground drainage being blocked.</p>	<p>Prepare and redecorate the cast iron gutters. Include for treating corrosion.</p> <p>Reseal the gutter to downpipe junction where leaking.</p> <p>Replace the rainwater goods to the Rear Elevation.</p> <p>Allow for flushing through the above and below ground drainage, undertaking a CCTV survey of the drains and implementing any required repairs.</p>
3.00	<u>Elevations</u>				
3.01	External walls	All Elevations	Stretcher bond brickwork walls with rendering and decorative timber panelling / cladding at First Floor level. There is a stonework band to the base of the walls and painted stone lintels and cills to the windows. To the single storey extension to the north of the building, there are decorative timber cornices to the head of the walls. There are brickwork chimneys which project through the roof in several locations. Soffits and fascias are formed of painted timber.	<p>Timber finials to the heads of the bargeboards have decayed generally.</p> <p>To the West Elevation, the timber panelling had come away from the brickwork wall, and the adjacent render has cracked. A downpipe bracket has been removed, and the render has been left holed to this location.</p> <p>To the North Elevation single storey extension, the decorative timber cornices and fascias have decayed.</p>	<p>Replace all the decayed finials and the decayed cornices to the North Elevation.</p> <p>Refix the loose / misaligned cladding to the East Elevation gable end and refix the decorative timber panelling to the West Elevation at First Floor level.</p> <p>Fill the rendering where cracked and holed and leave ready for redecoration.</p> <p>Prepare and redecorate the timber and render elements.</p>

Condition Survey – Premier Inn (Manchester Airport) Heald Green

Item	Element	Location	Description	Comments	Remedial Works
				<p>To the East Elevation, the timber cladding to the gable end is misaligned and loose.</p> <p>Decorative finishes are peeling to the fascias and soffits in some instances; cyclical redecoration is now due to the previously painted timber elements and rendering.</p>	
				<p>There are isolated areas of cracked mortar joints to the West Elevation around window openings and There are several instances of minor cracking to the brickwork across the elevations (including around window openings on the West Elevation adjacent to bay window positions) and to the top left hand corner of the East Elevation, mortar joints have deteriorated adjacent to the hopper position.</p> <p>There are remnants of ivy and vegetation growth to the elevations and areas of efflorescence adjacent to downpipe positions.</p> <p>There are redundant steels to the West Elevation to a former canopy location which have now corroded. To the Rear (South) Elevation, there is redundant pipework which passes through the wall.</p> <p>Cyclical redecoration of the stonework lintels, cills and stonework band to the base of the walls is now due.</p>	<p>Include a provisional sum for Helifix crack stitching. To the top left-hand corner of the West Elevation, rake out and repoint deteriorated mortar joints. Include for safe access.</p> <p>Remove ivy remnants and vegetation growth to the elevations and clean off efflorescence.</p> <p>Remove redundant pipework to the South Elevation and fill holes with mortar. Either remove the redundant steel to the West Elevation and make good brickwork or treat corrosion to the steel and redecorate.</p> <p>Prepare and redecorate the stonework lintels, cills and stonework band to the base of the walls.</p>
3.02	External Elevations - High Level	Rear West elevation, and Rear Southeast corner	Constructed with masonry, likely cavity brickwork, given the age of the Premises, and finished with panels of painted rendering between planted on painted timber boards – faux-Tudor timber framing. Red clay facing brick is used to the parapets, with wet cast stone lintels.	<p>Significant decay and deterioration is noted to the planted on timber and window sub-cills, catalogued within the appended photographs.</p> <p>Rainwater incursion has impacted the finishes internally to the first floor secondary means of escape, landing and lobby, where it would appear water is penetrating the brickwork.</p>	<p>Extensive overhaul is required to the rendering and timber framework, including the sub-cills to the windows.</p> <p>Further investigations are required to determine the cause of water incursion to the first floor fire exit landing lobby.</p>
3.03	Entrance Canopy	Northwest Corner of the Building	Entrance canopy with a duo-pitched clay tile roof covering, painted PVCu gutters, a timber clad gable end, timber structure and timber cladding boards.	<p>The timber finial has decayed and there is moss growth to the roof covering generally.</p> <p>The timber soffit boards are hanging down.</p> <p>There is also light corrosion to the steel base to the timber posts.</p> <p>Cyclical redecoration of the previously</p>	<p>Replace the decayed timber finial to match existing and remove the moss growth from the roof covering.</p> <p>Refix / replace loose timber soffit boards that are hanging down.</p> <p>Prepare and redecorate the previously painted /</p>

Condition Survey – Premier Inn (Manchester Airport) Heald Green

Item	Element	Location	Description	Comments	Remedial Works
				<p>painted/stained elements is now due.</p> <p>Note: there is no level access to the building directly from the car park; a ramp is provided.</p>	<p>stained elements of the canopy. Include for treating corrosion to steel elements.</p>
3.04	Walk in Fridges / Freezers	South Elevation	Profiled metal roof with the prefabricated steel finished wall and a brick plinth base.	Generally in good condition.	No works anticipated to be required in the short term.
3.05	External Staircase	South Elevation	Steel staircase with steel handrails and balustrades.	Steel and decorative finishes generally in good condition.	No works anticipated to be required in the short term.
3.06	Fenestration	All Elevations	Double glazed PVCu windows.	<p>There are isolated missing tabs to the window frames and window frames are soiled generally.</p> <p>The blackout window film to the East Elevation Ground Floor window has peeled away to one of the windows.</p>	<p>Replace missing window frame tabs and restore the window frames (allow for See Brilliance restoration or similar).</p> <p>Renew the window film where it has peeled to the East Elevation window.</p>
3.07		West Elevation	Georgian wired single glazed timber framed window at Ground Floor level.	Paint finishes have flaked and there is decay to the timber window frame.	Replace the window with a modern equivalent. Include for removing the reinstating the window bars on completion.
3.08		All Elevations	Timber doors.	<p>To the North Elevation, the outer face of the double doors to the single storey extension is beginning to decay and there are blown double glazed units to the fanlight position above.</p> <p>To the West Elevation, the outer face of the timber door has warped and split.</p> <p>Note: the opening to the Ground Floor store room on the North Elevation has been boarded over and is not accessible.</p> <p>Cyclical redecoration is now due.</p>	<p>Replace the double door set to include the fanlights above to the North Elevation single storey extension.</p> <p>Replace one of the double doors to the West Elevation.</p> <p>Prepare and redecorate retained timber doors and frames.</p>
3.09		West Elevation	Steel window bars.	Cyclical redecoration is now due.	Prepare and redecorate the steel window bars.
4.00	<u>Interior</u>				
4.01	First Floor	Hotels rooms and corridors	There are six Bedrooms with en-suite bathrooms, numbered 143-149 on the First Floor and a Utility Cupboard arranged around a common corridor and landing off the staircase. These are fitted-out and finished in accordance with Premium Inn branding .	<p>The Bedrooms have been taken out of service due to reported issues with the drains backing up.</p> <p>Generally the décor is satisfactory; however, there is evidence of rainwater incursion (staining to the ceiling) with Bedroom 147 and to the fire exit lobby and the floor is slightly uneven underfoot to the lobby. Further the rake of the staircase is very steep – the First Floor Rooms are therefore not considered to be fully accessible.</p>	<p>Investigate the drainage.</p> <p>Note there are numerous required improvements to make the Bedrooms Accessible and to improve the energy rating of the space – controls to lighting, insulation above the ceilings, et al.</p>

Condition Survey – Premier Inn (Manchester Airport) Heald Green

Item	Element	Location	Description	Comments	Remedial Works
				Secondary glazing has been installed given the proximity to the Airport and location under the flight path. This will also provide improved thermal resistance.	
		Apartment	Typical apartment finishes with painted plaster ceilings, painted plaster/papered walls and carpet and vinyl finishes. There is a kitchen and a single WC to the apartment.	We understand the apartment has been mothballed for some time / is being used as a store area. There are missing light fittings, finishes have wear generally and appear dated. The wet rad heating system is believed to have been mothballed.	Generally deemed fit for purpose for use as a store. However, if being returned to apartment use allow for replace light fittings, redecorate throughout and replace floor finishes as required. Replace the kitchen and bathroom fittings. Recommission the wet rad heating system or provide alternative heating to the apartment.
4.02	Ground Floor	Staff Store Room adjacent to the basement entrance	Suspended ceiling with a fluorescent strip light fitting and smoke detector head. Painted plaster wall finishes and a sheet vinyl floor finishes.	Ceiling tiles are water stained, misaligned and missing in part. The room smells damp and there are signs of water damage to the plaster wall finishes at low level. The sheet vinyl floor finish is worn.	Add ventilation to the room and clean down mould to the soffit located above the suspended ceiling. Replace the suspended ceiling. Include for removing and reinstating the light and smoke detector head. Allow for applying a waterproof render to the internal face of the perimeter wall, renewing joinery and redecorating throughout. Replace the sheet vinyl floor finish.
		WCs	A combination of painted plaster ceiling finishes and Artex ceiling finishes, painted plaster walls and a combination of vinyl and tiled floor finishes with painted timber joinery. There are wet radiators in place (the heating system is believed to have been mothballed) and predominantly bulkhead light fittings in place. Note: the Male WCs adjacent to the reception area were 'out of order' and locked at the time of inspection. The Male and Female WCs adjacent to the bar area were also 'out of order' but were accessed during the inspection.	The wheelchair accessible WC adjacent to the reception area has non-contrasting grab rails and the flush handle to the WC has dropped. The vinyl is worn and would benefit from redecoration. Painted plaster finishes would benefit from redecoration. One bulkhead light fitting was not operational and the lock does not work to the WC. The Female WC adjacent to reception is generally in reasonable order. There is mould growth and staining to the ceiling within the WCs located adjacent to the bar area. There are no ambulant disabled facilities to the WCs.	We understand if the building was retained, these areas would be stripped out / reconfigured.
		Restaurant and Bar Area	Painted papered ceilings / painted plaster ceilings, painted plaster wall finishes and a combination of carpet and timber floor finishes. Lighting is predominantly via pendant fittings and spot lights.	There are stained and chipped ceiling tiles to the corridor leading from the hotel reception to the restaurant area and there is a missing electromagnet to the Fire Door hold open device.	We understand if the building was retained, these areas would be stripped out / reconfigured.

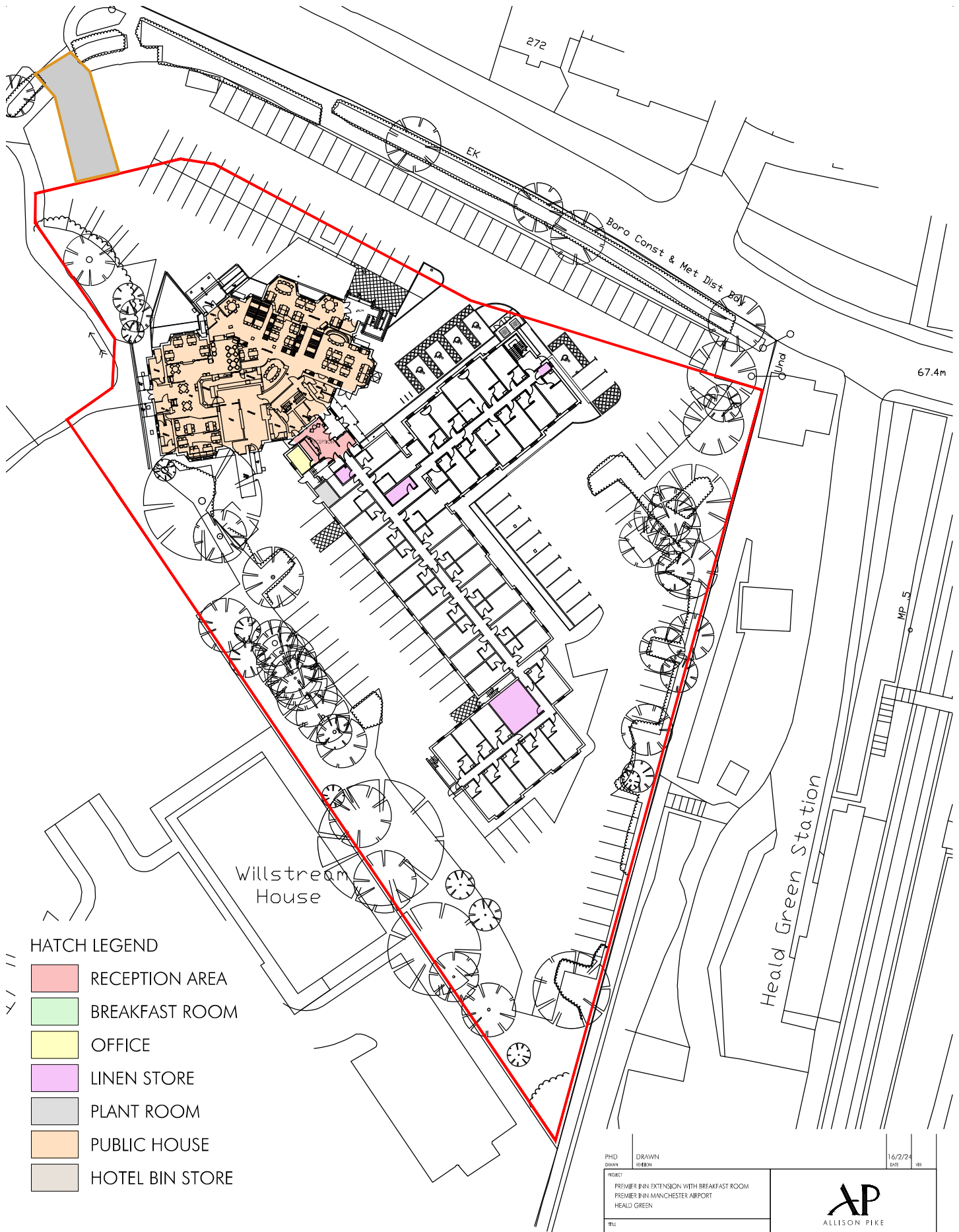
Condition Survey – Premier Inn (Manchester Airport) Heald Green

Item	Element	Location	Description	Comments	Remedial Works
			There is a bar in place is several raised timber platform areas along with built in furniture.	There are light scuffs and soiling to finishes generally and holes to plaster wall finishes where fixtures have been removed. There is also water staining to the ceilings below the flat roofs and an area of water stained carpet adjacent to the bar area. Floor levels were noted to undulate throughout the Ground Floor area.	
		Kitchen	Painted plaster ceiling with part painted and part Whiterock wall finishes. Sheet vinyl floor finishes and stainless steel kitchen equipment and ductwork with fire suppression to the kitchen grille area.	Generally in good condition. There are some minor hairline cracks to the plaster finishes.	We understand if the building was retained, these areas would be stripped out / reconfigured.
4.03	Cellar	All Cellar Areas	Partially painted brickwork perimeter and internal walls, Ground Floor concrete floor slab soffit and an exposed concrete floor slab with drainage channels in place and a sump pump. There is ceiling boarding in place to the Ground Floor slab soffit in part and insulation (appears to be combustible PIR or similar) to the soffit in the barrel store room. There are timber doors between the different rooms and cast iron pipework visible below the slab soffit. Pavement lights are visible above the basement externally.	There are several areas of cracked concrete to the Ground Floor slab soffit. There is spalled concrete evident to a beam and corroded steel beams visible adjacent to a pavement light position. There is standing water to the basement and surfaces are very mouldy and damp generally, and pipework has corroded generally. The basement floor slab has cracked in several locations within the cellar. There are cracked and missing glazing panes to the pavement lights. Ceiling boarding is hanging down in some instances.	Undertake and environmental clean to the basement add ventilation and recommission the sump pump to address the mould issue. Consider tanking works to reduce the extent of water entering the basement. Provisional sum for concrete carbonation testing. Allow for hacking off areas of cracked and spalling concrete treating steel with anti-carbonation paint and undertaking epoxy mortar repairs. Monitor the cracked basement floor slab for further movement. Replace cracked / missing glazed elements to the pavement lights and leave watertight. Review the Fire Risk Assessment in relation to the combustible insulation to the soffit.
5.00	Services				
5.01	Fixed wire electrics	Building wide	Incoming 3 phase electrical supply to the basement and associated distribution boards.	Distribution board stickers stated fixed wire electrical testing was undertaken on 12/03/2021.	Retesting due 11/03/2026.
5.02	Gas supply	Cellar and kitchen	Incoming gas supply to the cellar which in turns supplies the kitchen. The gas boiler located in the cellar was noted to have been mothballed.	The gas boiler and wet radiator heating system is believed to have been mothballed and heating is predominantly provided by split DX units and electric panel radiators.	Consider removal of the redundant boiler and wet radiator heating system.
5.03	Air Conditioning	Ground Floor and First Floor Apartment	Split DX units with a combination of wall and ceiling mounted units internally.	Air conditioning cassettes were noted to date back to 2008 in some instances and are therefore beyond their anticipated lifespan.	Consider replacing air conditioning systems that are beyond their expected lifespan (if air conditioning is to be retained).

Condition Survey – Premier Inn (Manchester Airport) Heald Green

Item	Element	Location	Description	Comments	Remedial Works
5.04	Electric radiators	First Floor Bedrooms 143 - 149.	Fused spur electric panel heaters and towel rails.	More than 15 years old and will likely be approaching the end of their life expectancy – CIBSE guidance.	Budget for renewal with in the short to medium term with more energy efficient fittings.
5.05	Fire alarm	Building wide	Smoke detector heads located throughout.	No issues noted.	We understand that if the building is retained, it will be reconfigured. Allow for testing the fire alarm on completion of any fire alarm reconfiguration works (if the fire alarm is not renewed).
5.06	Drainage	Building wide	Gravity fed drainage.	Staff reported the First Floor hotel rooms are no longer in use owing to the drains ‘backing up’.	Include for CCTV camera survey of the drainage, jetting and repairs.

APPENDIX 1 - FLOOR PLANS



HATCH LEGEND	
	RECEPTION AREA
	BREAKFAST ROOM
	OFFICE
	LINEN STORE
	PLANT ROOM
	PUBLIC HOUSE
	HOTEL BIN STORE

PHD DRAWN	DRAWN 16/2/24	DATE
PROJECT PREMIER INN EXTENSION WITH BREAKFAST ROOM PREMIER INN MANCHESTER AIRPORT HEALD GREEN		
TTL EXISTING SITE PLAN		
SCALE 1:500 @ A3		
JOB No. H1096	DRAWING No. SK1	REV
<div> <p>ALLISON PIKE ARCHITECTS & DESIGNERS</p> </div> <div> <p>7 Ilkley Road West, Dilday Stockport, Cheshire, SK12 3HE Telephone: 01663 763000 Fax: 01663 763772 Email: studio@allisonpike.com</p> </div>		

APPENDIX 2 - PHOTOGRAPHS

Ref.	Description	Record Photograph
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1. Aerial view of roofs from cherry picker basket – interconnected pitched roofs covered with clay tile and single storey flat roofed extensions.



2. Main Pitched Roofs – front slope with dormer gable ends. Sheet lead used to weather the valleys.



3. Main Pitched Roofs – projecting gable end, carved barge boards and oak finial; open tile verge detail, no mortar.



Ref.	Description	Record Photograph
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4. Main Pitched Roofs – significant deterioration of oak finials to all gable ends.



5. Main Pitched Roofs – example of individual tile replacements to both the roof slopes and hips.



6. Main Pitched Roofs – typical example of slipped tiles to the entrance dormer and decay to the finial.



Ref.	Description	Record Photograph
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| 7. | Main Pitched Roofs – sheet lead soaker /valley flashing mechanically fixed and subject to patch repair where the lead has split. Further example of slipped tiles. | |
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| 8. | Main Pitched Roofs – ridge and chimney stacks general arrangement. | |
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Ref.	Description	Record Photograph
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9. Main Pitched Roofs – intersection of ridge lines and example of valley gutter. Lead has been used to weather the valleys and base of the chimney stacks.



10. Main Pitched Roofs – structural movement to one of the tall stacks; the top course of ornate wet cast stone and the brickwork has moved significantly.



11. Main Pitched Roofs – this stack will need to be rebuilt.



Ref.	Description	Record Photograph
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12. Main Pitched Roofs – cracking and open joints to the chimney stack heads which are open; there is no cowl or pot.



13. Main Pitched Roofs – leadwork to internal valley gutter with evidence of deterioration beneath the ridge line.



Ref.	Description	Record Photograph
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14. Main Pitched Roofs – temporary patch repairs undertaken to the sheet lead where this has split.



15. Main Pitched Roofs – general arrangement of slopes, stacks and rainwater disposal.



16. Main Pitched Roofs – reconstruction works required to the finial and re-bedding of half round clay ridge tiles.



Ref.	Description	Record Photograph
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17. Main Pitched Roofs – short stacks to repoint, plus new coats of masonry paint



18. Main Pitched Roofs – perimeter cast iron guttering in various states of disrepair.



19. Main Pitched Roofs – corrosion to gutter brackets and splits to downpipes noted.



Ref.	Description	Record Photograph
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20. Main Pitched Roofs – attic space partially accessible from the First Floor Flat. Note original backpointing (lime mortar torching) to the tile and battens, and no underfelt.



21. Main Pitched Roofs – timber structure comprising rafters and purlins.



22. Main Pitched Roofs – close up photographs of back of tile and mortar torching to battens. Daylight visible in one of two locations.



Ref.	Description	Record Photograph
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23. Main Pitched Roofs – rubbish and stored paperwork within attic space presenting a potential fire and vermin risk.



24. Main Pitched Roofs – further close up photograph of backpointing – the risk of decay to the battens and corrosion to the nails is increased by the mortar holding moisture.



25. Rear (South-Eastern Corner) Flat Roof – bitumen felt covering with mineral cap sheet and upstand skirting to perimeter parapet wall.



Ref.	Description	Record Photograph
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26. Rear (South-Eastern Corner)
Flat Roof – ponding of
rainwater where flat roof
deck has dipped to the
centre of the roof.



27. Rear (South-Eastern Corner)
Flat Roof – drainage to either
end where hoppers have
been provided to an external
rainwater pipe.



28. Rear (South-Eastern Corner)
Flat Roof – example of
movement to the precast
concrete / wet cast stone
coping.



Ref.	Description	Record Photograph
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29. Rear (South-Eastern Corner)
Flat Roof – outer face of
parapet wall. Silicone has
been gunned into the joint
above the lintel, suggesting
an ongoing issue with
rainwater ingress.



30. Flat Roof and Secondary
Means of Escape from First
Floor Bedrooms – general
arrangement.



31. Flat Roof and Secondary
Means of Escape from First
Floor Bedrooms – the lower
level flat roof covering has
been overpainted.



Ref.	Description	Record Photograph
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32. Flat Roof to Link – coping and parapet to be repointed / rebbed and encapsulated with new membrane.



33. Flat Roof to Link – membrane debonded in places; renewal recommended in the short to medium term.



34. Flat Roof to Link – tree litter and evidence of past liquid plastic polymer repairs to the skirting upstand.



Ref.	Description	Record Photograph
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35. Rear (Western) Large Flat roof over Dining Room – general arrangement. Note ponding of rainwater to the centre of the roof where this has dipped.



36. Rear (Western) Large Flat roof over Dining Room – arrangement of perimeter parapet



37. Rear (Western) Large Flat roof over Dining Room – split DX condensers to lower level roofs.



Ref.	Description	Record Photograph
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38. Rear (Western) Large Flat roof over Dining Room – build up of tree litter and leaves. Obvious patch repairs to the membrane.



39. Rear (Western) Large Flat roof over Dining Room – poorly weathered fridge pipe penetration.



40. Rear (Western) Large Flat roof over Dining Room – gapping to coping stones.



Ref.	Description	Record Photograph
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41. Rear (Western) Large Flat roof over Dining Room – ponding of rainwater where the flat roof has dipped.



42. Corresponding soffit beneath flat roofs – extensive condensation mould where false ceilings damp due to r/w penetration.



43. Water damage to ceilings beneath the lower level flat roofs.



Ref.	Description	Record Photograph
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44. As above – evidence of longtsanding rainwater ingress through the flat roof coverings.



45. Structural soffit to flat roof deck exposed above the false ceilings. The deck comprises pre-cast concrete planks, which need to be tested for HACCC and their structural integrity ascertained by undertaking further intrusive investigations; given the dipping noted to the roof deck externally and the evidence of longtsanding rainwater incursion, we are concerned that the planks might have lost strength



46. Precast concrete deck planks visible above the original false ceiling.



Ref.	Description	Record Photograph
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47. Precast concrete plank flat roof decks – further tests are required to determine whether they contain High Alumina Cement and to establish the quality of the concrete. Whilst these deck planks do not appear to be RACC there is still a risk that they have deteriorated and lost strength.



48. Rear (Western) Large Flat roof over Dining Room and Elevation to First Floor Bedrooms – faux Tudor black and white elevation.



49. Rear (Western) Large Flat roof over Dining Room and Elevation to First Floor Bedrooms – example of decay and deterioration to planted on timber boards.



Ref.	Description	Record Photograph
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50. Rear (Western) Large Flat roof over Dining Room and Elevation to First Floor Bedrooms – damaged rainwater goods.



51. Rear (Western) Large Flat roof over Dining Room and Elevation to First Floor Bedrooms – split to downpipe and corrosion at joint with guttering.



52. Rear (Western) Large Flat roof over Dining Room and Elevation to First Floor Bedrooms – as above.



Ref.	Description	Record Photograph
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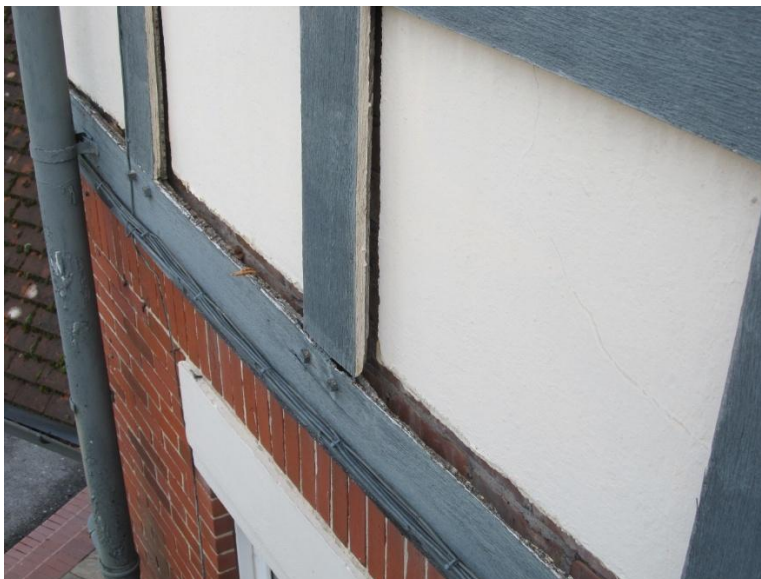
53. Rear (Western) Large Flat roof over Dining Room and Elevation to First Floor Bedrooms – guttering stop end missing and further defects to rainwater goods.



54. Rear (Western) Large Flat roof over Dining Room and Elevation to First Floor Bedrooms – example of movement to timber boarding and weathering to sub-cills.



55. Rear (Western) Large Flat roof over Dining Room and Elevation to First Floor Bedrooms – as above. The planks/boards have pulled away from the underlying masonry and are now loose.



Ref.	Description	Record Photograph
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56. Rear (Western) Large Flat roof over Dining Room and Elevation to First Floor Bedrooms – further examples of deterioration to the boarding and panels of painted rendering.



57. Rear (Western) Large Flat roof over Dining Room and Elevation to First Floor Bedrooms – as above; decay to planted on decorative timber panelling.



58. Front Flat Roof – notably “spongy” underfoot. A provisional sum will need to be set aside for timber deck repairs.



Ref.	Description	Record Photograph
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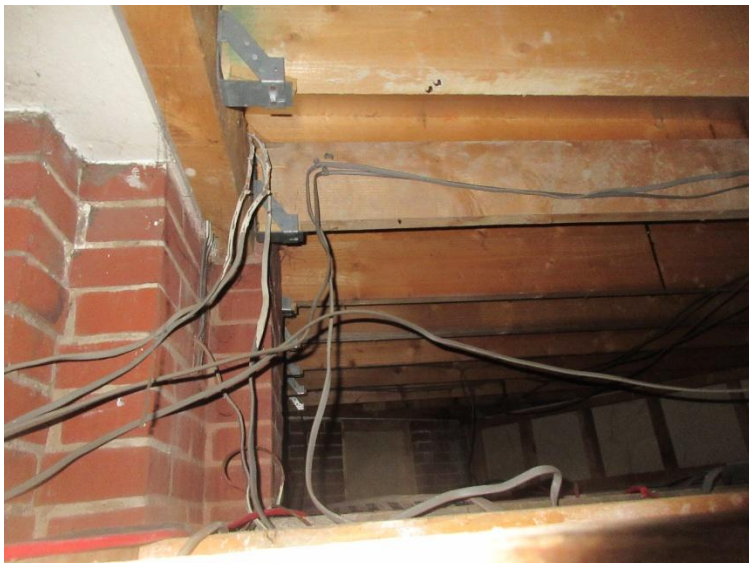
59. Front Flat Roof – significant build-up of silt and mosses due to poor drainage.



60. Front Flat Roof – timber joist and insulation board visible within ceiling void. The deck was noticeably spongy (deflecting) underfoot.



61. Front Flat Roof – timber joist, hangers and wall plate with rainwater staining noted to the supporting timbers.



Ref.	Description	Record Photograph
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62. Front Flat Roof – leadwork dressed to parapets.



63. Front Flat Roof – skirting and upstand detail to base of Front Elevation.



64. Front Flat Roof – further example of poor drainage with moss and silt build up.

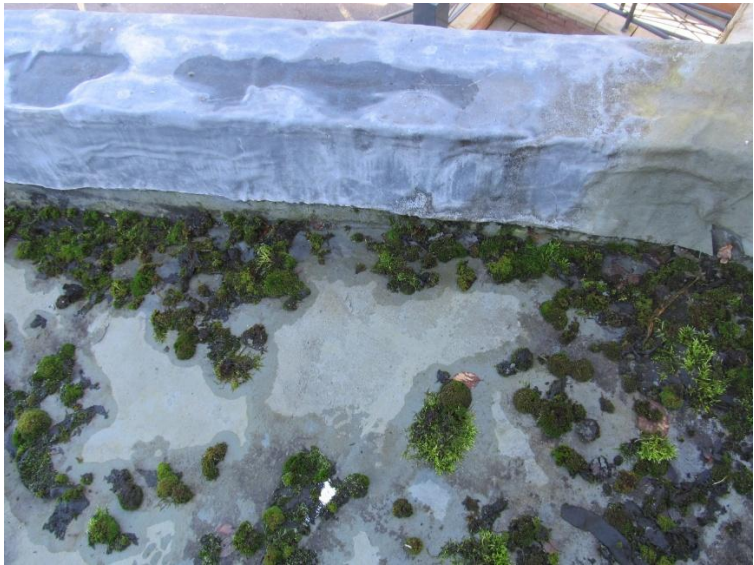


Ref.	Description	Record Photograph
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65. Front Flat Roof – example of temporary patch repair to the lead capping where this has split .



66. Front Flat Roof – damaged leadwork.



67. Front Flat Roof – further example of temporary repairs to the leadwork.



Ref.	Description	Record Photograph
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68.	Front Flat Roof – significant deterioration to the underlying timber fascia and support to the parapet capping.	
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69.	Front Flat Roof – as above.	
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70.	Front Flat Roof – as above.	
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Ref.	Description	Record Photograph
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71. Entrance to the northwest corner of the building.



72. Typical example of a decayed finial.



73. Timber boarding hanging down to the entrance canopy soffit.



Ref.	Description	Record Photograph
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74.	Moss growth to the entrance canopy roof.	
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75.	North Elevation.	
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76.	North Elevation – painted render and joinery at First Floor level.	
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Ref.	Description	Record Photograph
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77. North Elevation – water staining and efflorescence adjacent to a downpipe position and peeling paint finishes to the low-level masonry.



78. North Elevation – typical example of decay to the timber cornice and fascia.



79. North Elevation – store entrance boarded over and double doors with initial stages of decay and interstitial condensation to the double-glazed fanlight.



Ref.	Description	Record Photograph
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80.	North Elevation – holed and cracked glazing to the pavement lights.	
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81.	East Elevation.	
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82.	East Elevation – loose timber cladding to the gable.	
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Ref.	Description	Record Photograph
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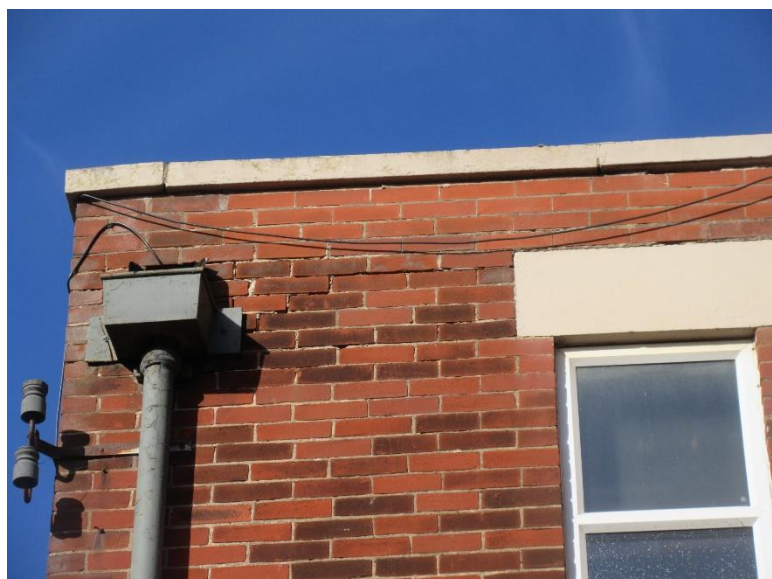
83. East Elevation – cellar barrel drop point and further peeling paint finishes to the low-level masonry.



84. East Elevation adjacent to the hotel entrance.



85. East Elevation – deteriorated mortar joints adjacent to the hopper.



Ref.	Description	Record Photograph
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86. East Elevation – example of flaking paint finishes and corrosion to gutters.



87. East Elevation – warping and splitting to the outer face of the RHS timber door.



88. South Elevation.

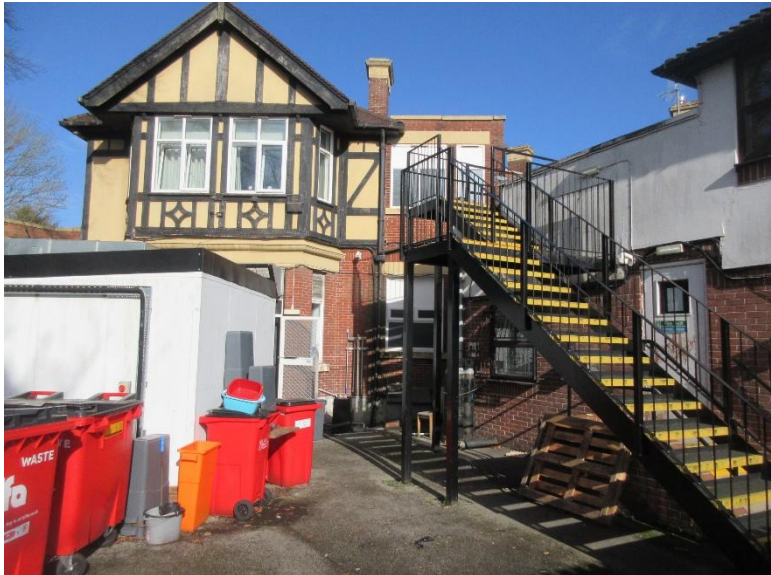


Ref.	Description	Record Photograph
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89. South Elevation at high level.



90. South Elevation – steel fire escape staircase.



91. South Elevation – water staining adjacent to a downpipe position.



Ref.	Description	Record Photograph
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92. South Elevation – further example of corrosion to gutters.



93. South Elevation – cyclical redecoration is now due.



94. South Elevation – walk in fridge and ductwork adjoining the elevation.



Ref.	Description	Record Photograph
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95. South Elevation – single storey bay window.



96. West Elevation.



97. West Elevation – window bars in place.



Ref.	Description	Record Photograph
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98. West Elevation – projecting steel to a presumed former canopy position.



99. West Elevation – minor cracking above a boot lintel position.



100. West Elevation – single glazed timber window with decay.



Ref.	Description	Record Photograph
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101. West Elevation – bay window to the single storey return with ivy growth to the RHS.



102. West Elevation – efflorescence adjacent to the downpipes.



103. West Elevation – there is an indentation / hole to the render adjacent to the LHS downpipe and the timber cladding has come away from the wall at low level.



Ref.	Description	Record Photograph
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104. West Elevation – timber cladding coming away from the brickwork substrate.



105. Steps leading to the cellar.



106. Cellar – flaking paint finishes and standing water to the floor slab.



Ref.	Description	Record Photograph
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107. Cellar – cracking to the Ground Floor slab soffit.



108. Cellar – typical example of mould growth to surfaces.



109. Cellar – boarding in place to the Ground Floor soffit in part.



Ref.	Description	Record Photograph
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110. Cellar – further standing water to the floor slab. Incoming 3 phase electrical supply to the rear wall.



111. Cellar – spalled concrete and corroded steel beams adjacent to the pavement light position.

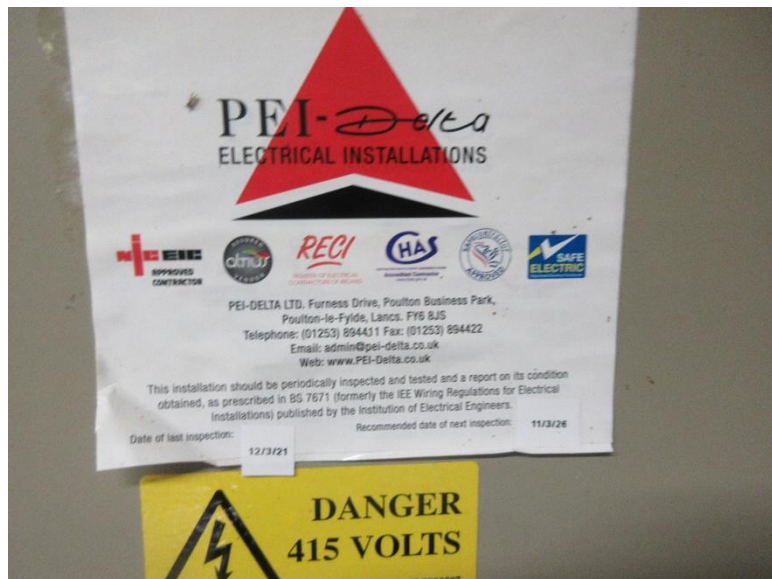


112. Cellar – sump pump.



Ref.	Description	Record Photograph
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113. Cellar – electrical testing due in March 2026.



114. Cellar – further cracking to the Ground Floor slab.



115. Cellar – cracking to the cellar floor slab.



Ref.	Description	Record Photograph
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116. Cellar – presumed combustibile insulation to the Ground Floor slab soffit in part.



117. Cellar – mothballed boiler.



118. Cellar – mothballed boiler.

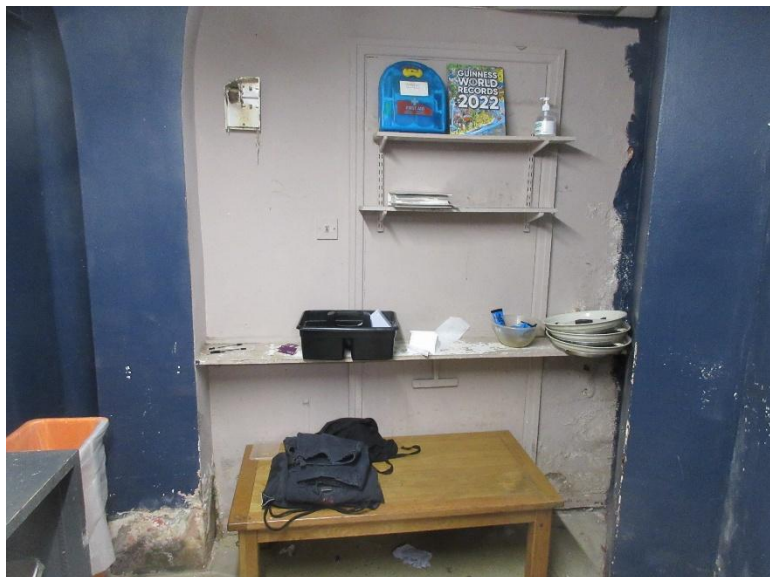


Ref.	Description	Record Photograph
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119. Ground Floor Store Room adjacent to the cellar entrance – stained and misaligned ceiling tiles.



120. Ground Floor Store Room adjacent to the cellar entrance – signs of water damage to the low level plaster finishes.



121. Ground Floor Store Room adjacent to the cellar entrance – mouldy and cracked plaster finishes above the suspended ceiling.



Ref.	Description	Record Photograph
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122. Ground Floor Wheelchair Accessible WC – the WC flush has dropped and handrails are non-contrasting with the adjacent finishes.



123. Ground Floor Corridor adjacent Wheelchair Accessible WC – stained and chipped ceiling tiles.



124. Ground Floor Store Room adjacent to the cellar entrance – door keep open device missing in part.



Ref.	Description	Record Photograph
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125. Ground Floor Female WC adjacent reception.



126. Ground Floor Kitchen.



127. Ground Floor Kitchen – fire suppression to the grill area.



Ref.	Description	Record Photograph
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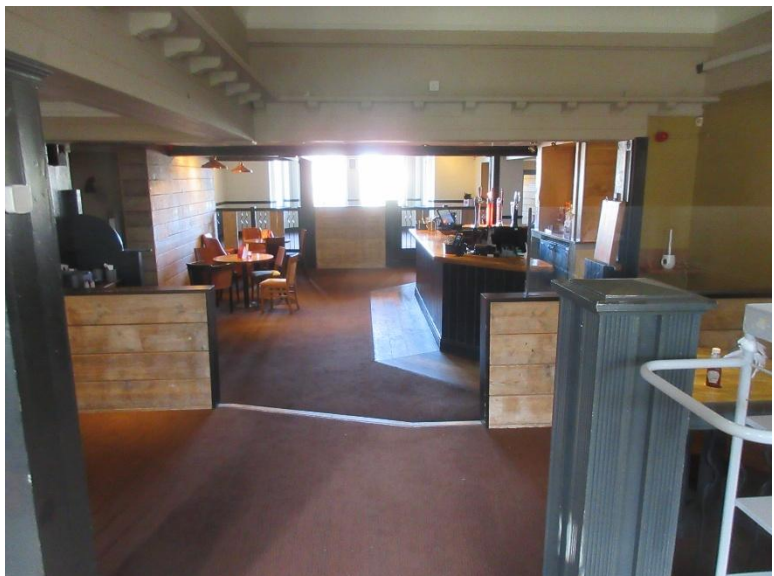
128. Ground Floor Restaurant and Bar Area.



129. Ground Floor Restaurant and Bar Area – fixing holes to perimeter walls.



130. Ground Floor Restaurant and Bar Area.



Ref.	Description	Record Photograph
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131. Ground Floor Restaurant and Bar Area – water staining to the ceiling adjacent to the North Elevation.



132. Ground Floor Restaurant and Bar Area – further signs of water ingress to the ceiling and peeling paint finishes to walls.



133. Ground Floor Restaurant and Bar Area – staining to the carpet adjacent to the bar.



Ref.	Description	Record Photograph
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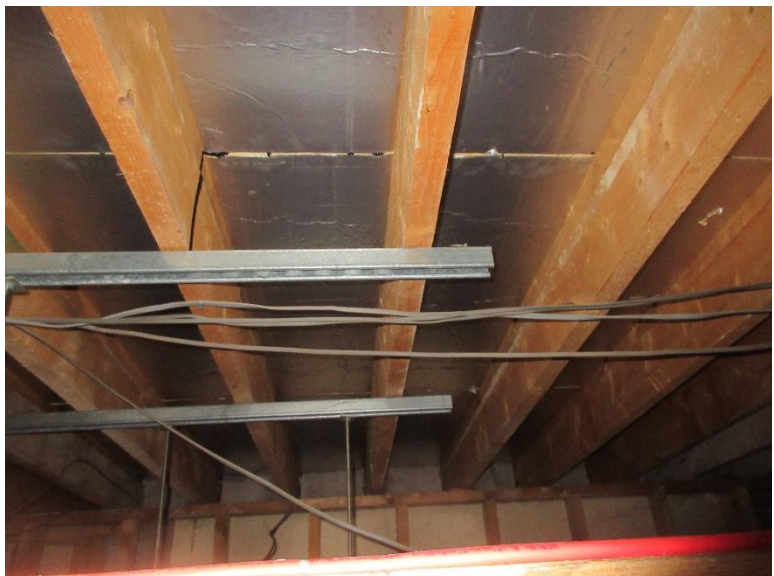
134. Ground Floor Restaurant and Bar Area.



135. Ground Floor Restaurant and Bar Area.



136. Timber roof structure to the single storey extension on the North Elevation.



Ref.	Description	Record Photograph
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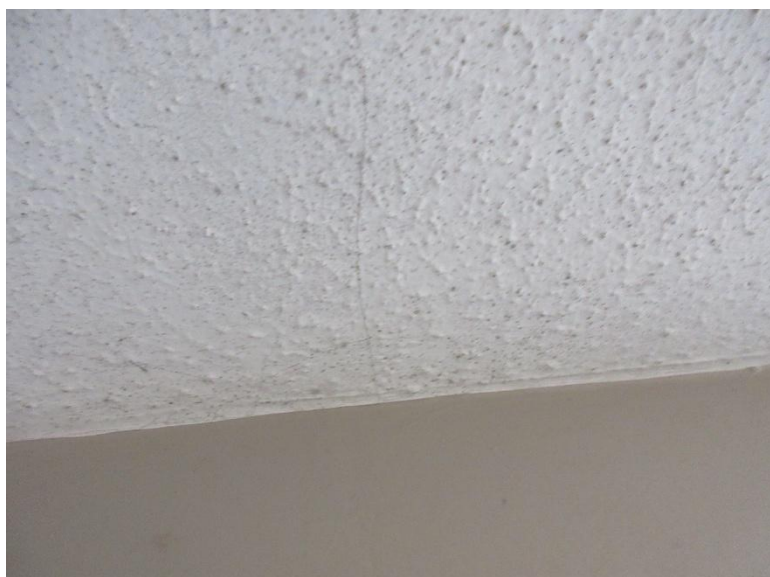
137. Female WC adjacent to the bar area.



138. Female WC adjacent to the bar area – water staining to the ceiling.



139. Female WC adjacent to the bar area – mould growth to the Artex ceiling.



Ref.	Description	Record Photograph
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140. Male WC adjacent to the bar area.



141. Male WC adjacent to the bar area – water staining to the ceiling adjacent to a light fitting.



142. First Floor Apartment bedroom.



Ref.	Description	Record Photograph
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143. First Floor Apartment – missing light fitting.



144. First Floor Apartment – torn and ridged carpet.



145. First Floor Apartment bathroom.



Ref.	Description	Record Photograph
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146. First Floor Apartment lounge.



147. First Floor Apartment kitchen.



148. Insitu concrete First Floor slab viewed from the Female WC adjacent to reception.



LONDON

BIRMINGHAM

BRISTOL

BRIGHTON

CARDIFF

LEEDS

MANCHESTER

NORWICH

PLYMOUTH

Rights of light

Party wall

Building surveying

Fire engineering

Project & cost
Management

Building safety