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**For the attention of: Grace Webster**

**BY EMAIL ONLY**

Our Ref: OSE/4062/TPS

Date: 5<sup>th</sup> December 2025

Dear Grace,

## **THE ART PICTURE HOUSE, BURY (PN6264) – RIBA STAGE 3 REPORT**

Please find attached our RIBA Stage 3 structural report for the proposed refurbishment works at the above site, for your information and use.

### **1. INTRODUCTION**

- 1.1 This report provides the RIBA Stage 3 structural design information for the refurbishment and reconfiguration works proposed at **The Art Picture House**, Bury.
- 1.2 The building is a **Grade II listed**, brick-clad, steel-framed former cinema (circa 1922).
- 1.3 The project involves significant internal remodelling, including the removal of portions of raised timber floors, reinstatement and reconstruction of stepped/tiered floor zones, and installation of architectural features including a suspended overhead glass element.
- 1.4 Information has been prepared with reference to:
  - The full architectural drawing pack (existing, proposed, demolition and detail sheets).

### **2. BUILDING HISTORY**

- 2.1 The Art Picture House is located at 20-36 Haymarket St, Bury BL9 0AY.
- 2.2 The current Grade II listed, building was constructed in 1922 and was designed by the Theatre Architect Albert Winstanley. The three-storey high building fronts onto Haymarket Street.
- 2.3 Prior to being used as a JD Wetherspoon pub and restaurant from 2009, the building was used as a cinema, billiard hall, bingo hall and a Chicago Rock Café respectively.

The roof consists of slate and asphalt construction and is over several levels. The front of the building faces Haymarket Street with Back Knowsley Street running along the rear of the property.

### 3. EXISTING STRUCTURAL FORM

- 3.1 The building comprises of a steel frame structure forming the main proscenium arch, balcony structure supported off primary steel columns.
- 3.2 The external envelope is formed of brick a brick cladding skin with white feature stonework to the main front elevation which is typical of cinema and theatre buildings constructed during this era.
- 3.3 Internally, the original ground floor would have been historically stepped to suit seating layouts typical of early 20<sup>th</sup> century theatres/cinemas.

### 4. EXISTING GROUND FLOOR CONSTRUCTION

- 4.1 Based on our knowledge of the site and from site interpretation and existing plans:
  - The “raised floor” zones indicated for demolition (hatched red on Harrison Ince drawing AS05) are **not original structural elements** and have been built off the original tiered floor.
  - The raised floors have been constructed using timber joists and ladder frames.

### 5. SUMMARY OF STRUCTURAL WORKS

Based on the proposed drawings (AL01, AL05, AL07) the structural works generally include:

#### 5.1 Demolition Works

- 5.1.1 Removal of large extents of **raised timber floors and stepped zones** to reinstate a level or reconfigured platform arrangement (indicated hatched).
- 5.1.2 Removal of non-original timber screens, partitions and bar structures.
- 5.1.3 Reopening and reinstatement of the **proscenium arch**, with removal of contemporary infill walls.

#### 5.2 New Structural Works

- 5.2.1 Construction of new raised customer area to suit the Architectural configuration which comprise of modern timber raised floors formed with timber joists spanning onto timber ladder frames. The raised floor will be built off the original ground floor tiered seating.

- 5.2.2 Construction of new steps, balustrade and access arrangements formed with a mixture of timber and steelwork.
- 5.2.3 Local alterations to support new bar layouts.
- 5.2.4 Formation of new wall openings in selected non-load bearing partitions.
- 5.2.5 Installation of an over bar suspended glass rack feature, supported from the existing superstructure, subject to verification of the load path.
- 5.2.6 Minor works to reinstate floor ramps and new platform edges.

## 6. STRUCTURAL ASSESSMENT OF PROPOSED WORKS

### 6.1 Internal Demolition

- 6.1.1 The walls identified for removal toward the rear of the ground floor appear **non-loadbearing** and do not form part of the original historic structure. No primary steel beams or load paths are interrupted by the walls proposed for removal.
- 6.1.2 The **removal of raised timber floors** requires careful sequencing to avoid damage to original structural elements. It is assumed these raised platforms are independent and not relied upon for lateral stability.

### 6.2 Reconfiguration of Raised Floors

- 6.2.1 All the new raised timber floors will be formed using:
  - C24 timber joists spanning onto timber ladder frames.
  - Joist sizes preliminary assumed to be 200mm x 50mm @ 400mm centres with 25mm thick plywood over (subject the Stage 4 calculations).
  - Ladder frames to comprise of 100mm x 50mm vertical studs @ 400mm centres with associated bracing (subject the Stage 4 calculations).
- 6.2.2 The timber raised floors are to be built off the existing historic stepped structure.

### 6.3 Suspended Over Bar Glass Feature

Architectural drawings propose a **glass feature suspended from existing structure**.

Key considerations:

- Identify the primary steel beams above the bar area.
- Confirm the capacity of the supporting steel through exposure and section measurement.

- Design suspension fixings using stainless steel hanger rods or tension cables with load spreader plates.
- Avoid fixings into brick; all fixings must connect to the **steel frame**.

#### 6.4 Proscenium Arch Reinstatement

Removal of infill beneath and within the proscenium must ensure:

- No damage to the original arch steel framing.
- No removal of bracing or ties concealed within the later works.
- Fire protection to exposed steel as required by Building Control.

#### 6.5 Balustrade, steps and accessible ramps

All new elements to be constructed as independent timber or steelwork fixed into the raised floor zone only and not the existing structure or decorative finishes.

### 7. ASSUMPTIONS AND FURTHER SITE INVESTIGATIONS REQUIRED

#### 7.1 Assumptions

- 7.1.1 Raised floors to be removed are lightweight and not integral to the original theatre structure.
- 7.1.2 Walls marked as non-loadbearing on the demolition drawings are indeed not supporting primary loads.
- 7.1.3 Overhead steelwork is accessible for glass feature fixing.

#### 7.2 Further Investigations required

- 7.1 Opening-up of raised floors to confirm existing joist direction, bearing conditions and service routes.
- 7.2 Verification of all above-bar steel members prior to suspended feature design.
- 7.3 Local investigation of the original terrace/stepped floor profile where new platforms interface.

### 8. CONCLUSION

- 8.1 The proposed works are structurally feasible subject to the intrusive investigations outlined in this report.
- 8.2 The demolition of raised floors and non-loadbearing partitions presents minimal structural risk.

- 8.3 New platform structures, bar areas and suspended glass features can be safely supported by the existing steel frame with appropriate detailing.

We trust the enclosed information is satisfactory for your current purposes; however, should you require any further information then please do not hesitate to contact us.

Yours sincerely,



**T Sangha**  
**Director**

**For and on behalf of OSE Consulting Limited**

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