

Retrospective Planning Statement: Demolition of The Former Wellington Pub Building and adjacent houses.

Subject: Justification for the Demolition of Town Centre Buildings in Radcliffe Town Centre. 4-6 Mellor St and 44-48 Stand Lane.

We are writing this retrospective planning statement to justify the necessity of the demolition of a group of town centre buildings following a partial collapse that occurred on Sunday 19th March 2023. This statement aims to outline the reasons why the demolition was deemed necessary for public safety and the overall well-being of the community.

For reference please see the following:

- Appendix 1. Location Plan
 - Appendix 2. A plan of the site and elevations of the buildings (Pre-demolition)
 - Appendix 3. A Site Plan of the current site (following demolition)
 - Appendix 4. Photographs Pre and Post Demolition
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1. **Incident Description:** On Sunday 19th March at circa 9.30pm, a significant portion of 44 Stand Lane, a Radcliffe Town Centre building suffered a partial collapse. This incident posed an immediate threat to public safety, potentially resulting in injuries to those in the vicinity and raised concerns about the structural integrity of the remaining buildings. It is most fortunate there were no passers-by at the time of the collapse. See Photo 1 showing the collapse:



P1 The collapsed structure

2. **Safety Risk:** The partial collapse of the building demonstrated a clear safety risk to the general public. The remaining structures were compromised and at risk of further collapse. The unstable condition of No 44 clearly posed a hazard to pedestrians, nearby businesses, and residents, creating a hazardous environment that required immediate attention. Building Control Enforcement were notified immediately and the following strategy agreed with them (Names and numbers have been omitted):

The following strategy agreed:

- a. Building Control will own the process
 - b. The end terrace/remains will be demolished in full and gable wall made safe
 - c. The demolition will be carried out by a Council approved demolition contractor
 - d. The process will require dismantling from top down (no one will work below). A large cherry picker.
 - e. Demolition materials will remain on site
 - f. Structural advice during the process will be required.
 - g. The work will commence today 20th March and be complete by tomorrow evening 21st March.
 - h. A structural Assessment and any remedial treatments of the remaining gable will be required
 - i. The highway will be closed for 2 days but one lane may become open sooner (all depends)
 - j. Bury Building Control will issue a Dangerous Buildings Notice
3. **Assessment of the buildings:** following the incident, and Client concern, a strategy was agreed with the Client and advisors.
- Given the age of the remaining buildings and their deteriorating condition, it was determined that the risk of complete collapse was unpredictable and a decision was taken (which would be costly for the Client) to demolish the entire block for health and safety reasons.
4. **Preservation Feasibility:** While the historical and cultural significance of the town centre buildings is acknowledged, it was evident that the extent of the damage and the cost of rehabilitation would be prohibitive. Due to their age and the extent of the deterioration, attempting to preserve the buildings would have been both financially unsustainable and likely to compromise their original architectural character.

5. **Public Consultation:** The decision to demolish the buildings was not taken lightly given there was no public consultation. It was evident, however, that the majority of the public recognised the necessity of demolition for safety reasons, prioritizing the well-being of the public over the preservation of the buildings. We are aware from Building Control that a number of complaints had been received prior, such as 'poor roofs' and 'bits falling off the building!'
6. **Future Planning:** With the demolition of the unsafe structures, the town centre opens up new opportunities for urban development and regeneration. This unfortunate event now provides a chance to revitalize the area, create safer and modern buildings, and enhance the overall environs and economic prosperity of the community.
7. Following demolition of the remaining structures and removal of the demolition waste from site, the site was left level and free of any significant obstructions / building debris, with bunds created around the site perimeter to prevent unauthorised access for vehicles or caravans. The site is scheduled for redevelopment for housing and where natural vegetation has started to develop across the levelled site.

In conclusion, the demolition of the group of buildings discussed above was a necessary and justified action taken to ensure public safety and mitigate potential risks posed by the unstable structures. The decision was informed by engineering advice/Client concern and the need to prioritize public safety, and aiming to quell community fears. The owner remains committed to fostering a vibrant and secure town centre for the betterment of all residents and visitors.

Thank you for your consideration of this retrospective planning statement. Should you require any further information or clarification, please do not hesitate to contact us this office.

VJD Fletcher FdA BA BArch MSc RIBA

Heritage Consultant
Equilibrium Architects Ltd

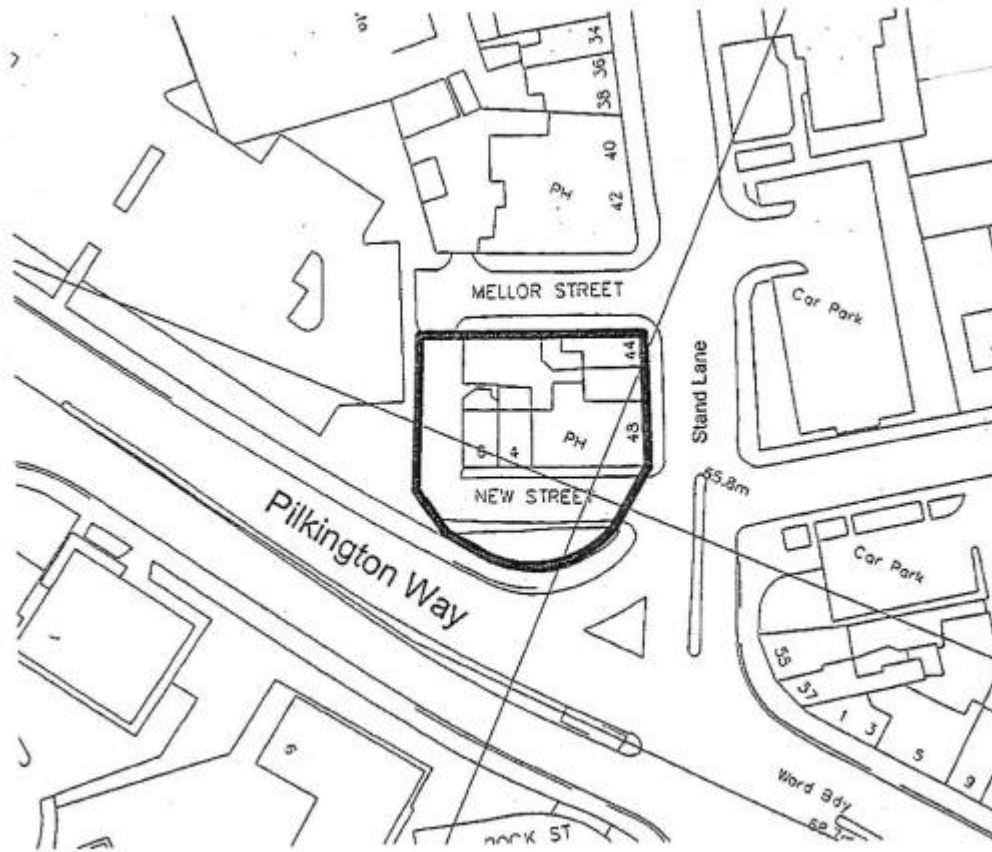
Bank Chambers

2A Bank St, Bury

BL9 0DL

Rev A: 15.09.2023

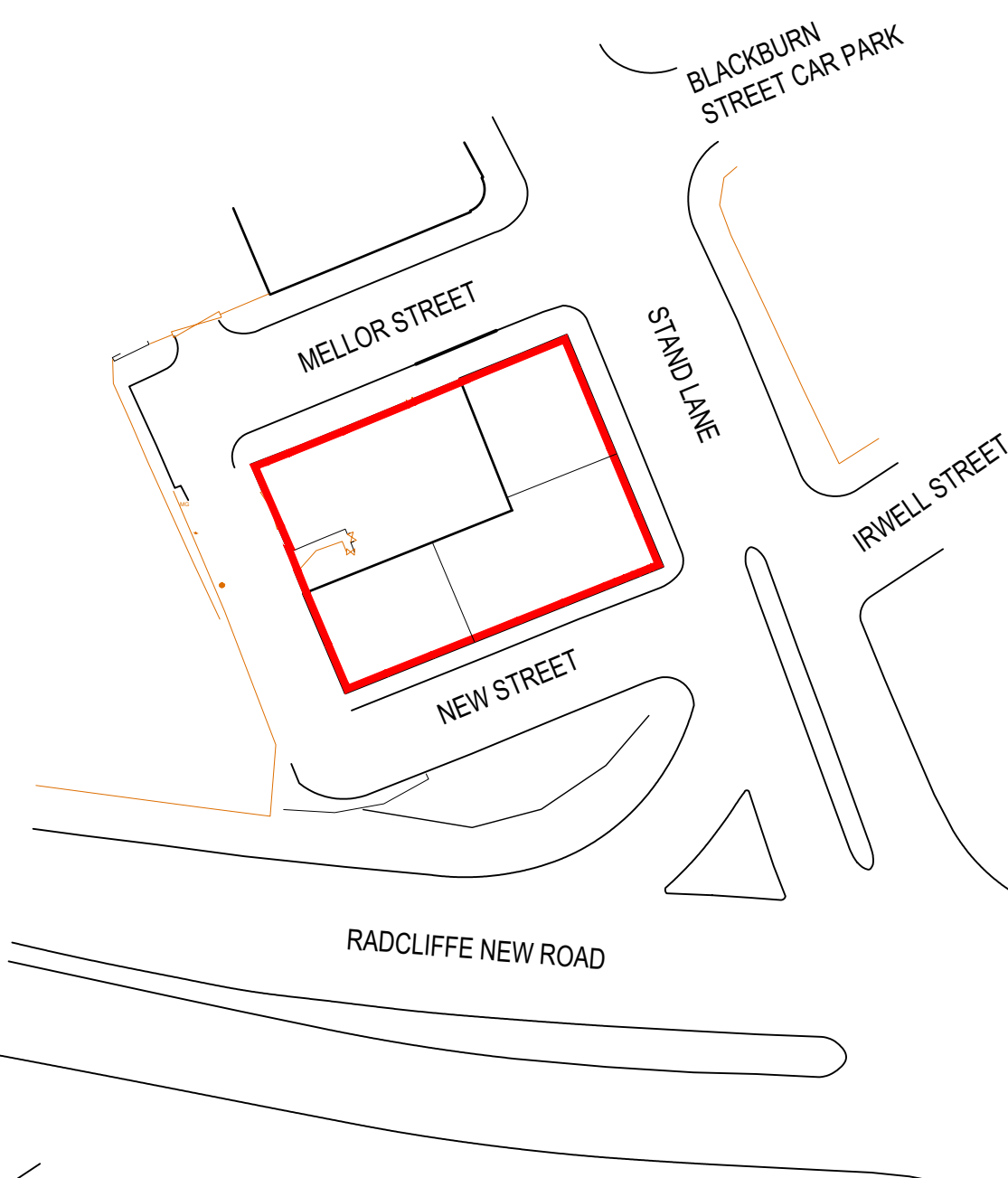
Appendix 1 – Location Plan



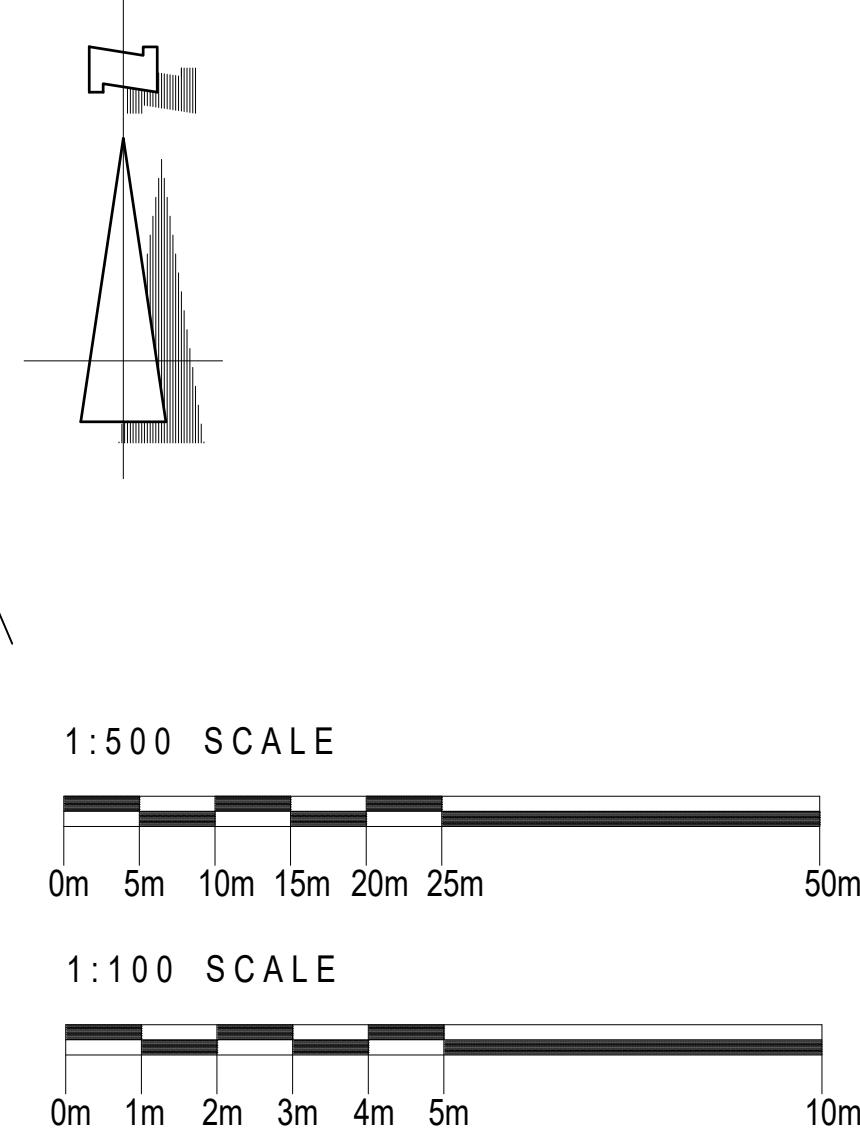
Location Plan Not to Scale



1:100 SCALE SITE PLAN



1:500 SCALE SITE LOCATION PLAN



NOTES

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Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

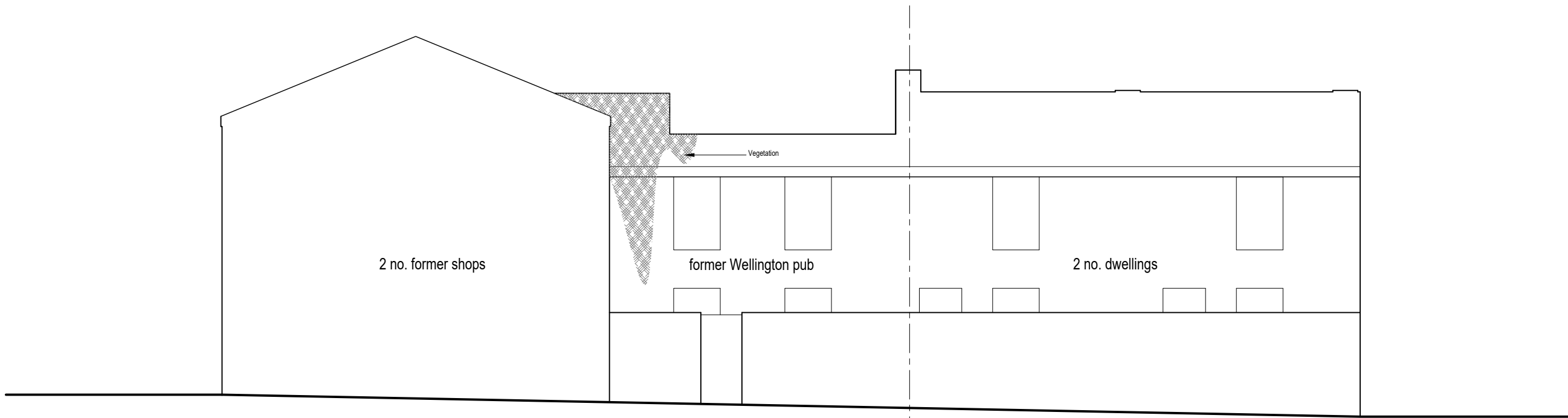
This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site. The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

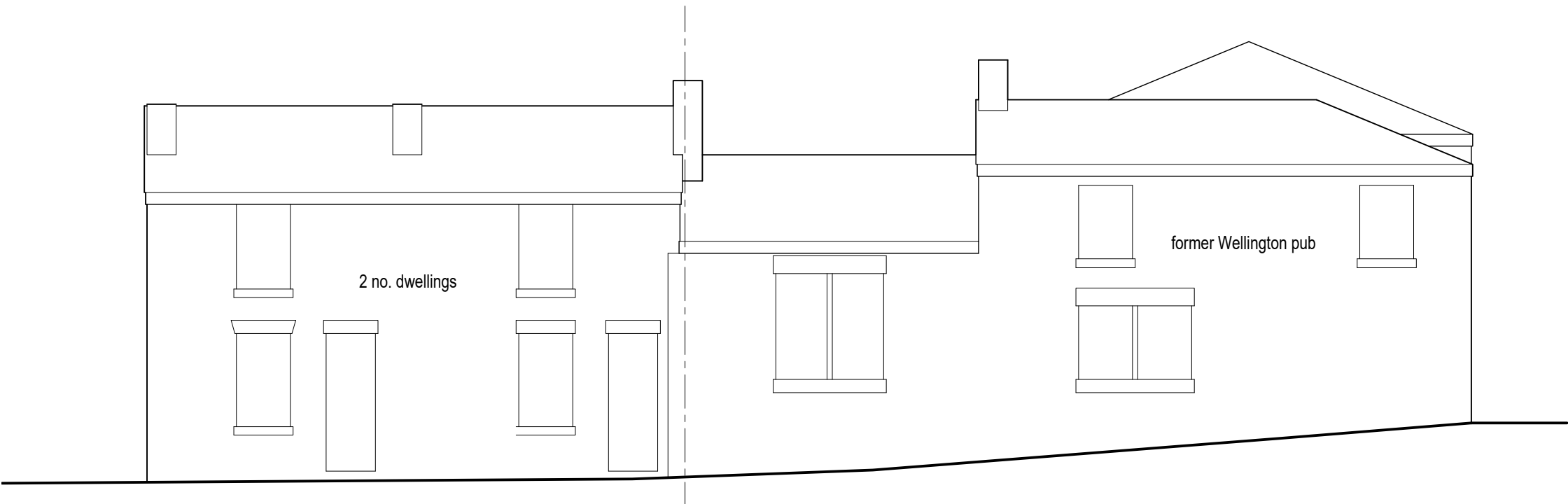
The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.

REV	DESCRIPTION	CHECK	DATE
CLIENT			
COLIN GEE			
PROJECT			
Proposed Demolition of the Former Wellington Pub Stand Lane, Radcliffe, Bury, M26 1LJ			
DRAWING			
Existing Site Plan and Site Location Plan			
SCALE	DATE	DRAWN	CHECKED
1:100 @ A1	May 2023	agw	pm
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0549-20			

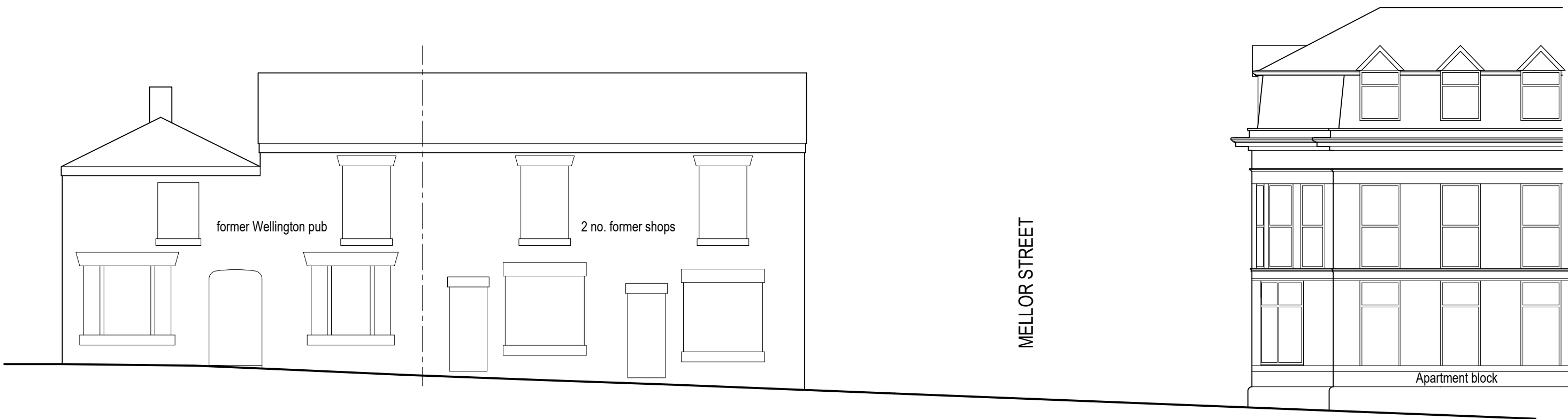




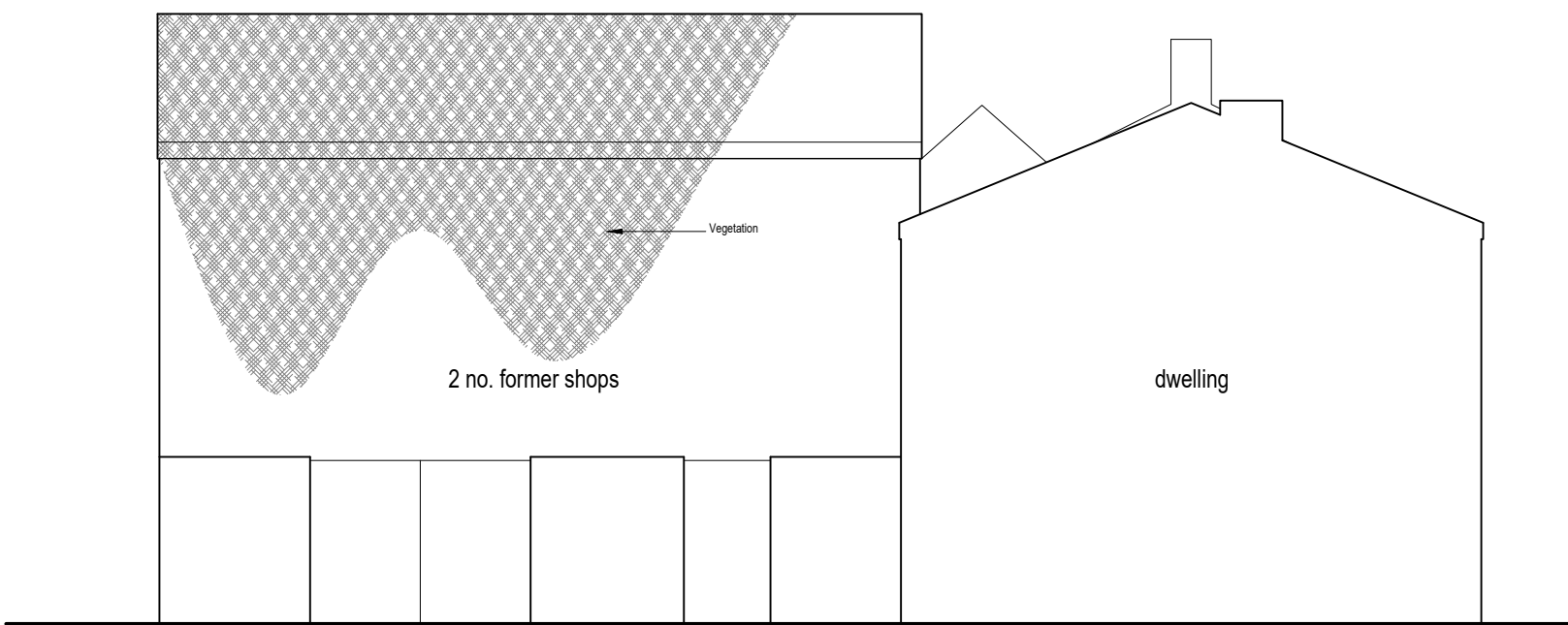
ELEVATION TO MELLOR STREET



ELEVATION TO RADCLIFFE NEW ROAD

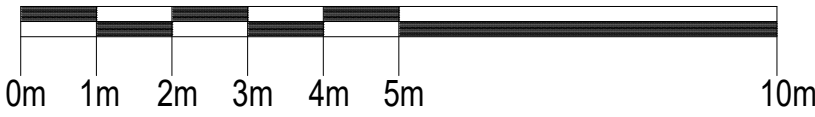


ELEVATION TO STAND LANE



ELEVATION TO NEW STREET

1:100 SCALE



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REV DESCRIPTION CHECK DATE

CLIENT

COLIN GEE

PROJECT

Proposed Demolition of the Former Wellington Pub
Stand Lane, Radcliffe, Bury, M26 1LJ

DRAWING

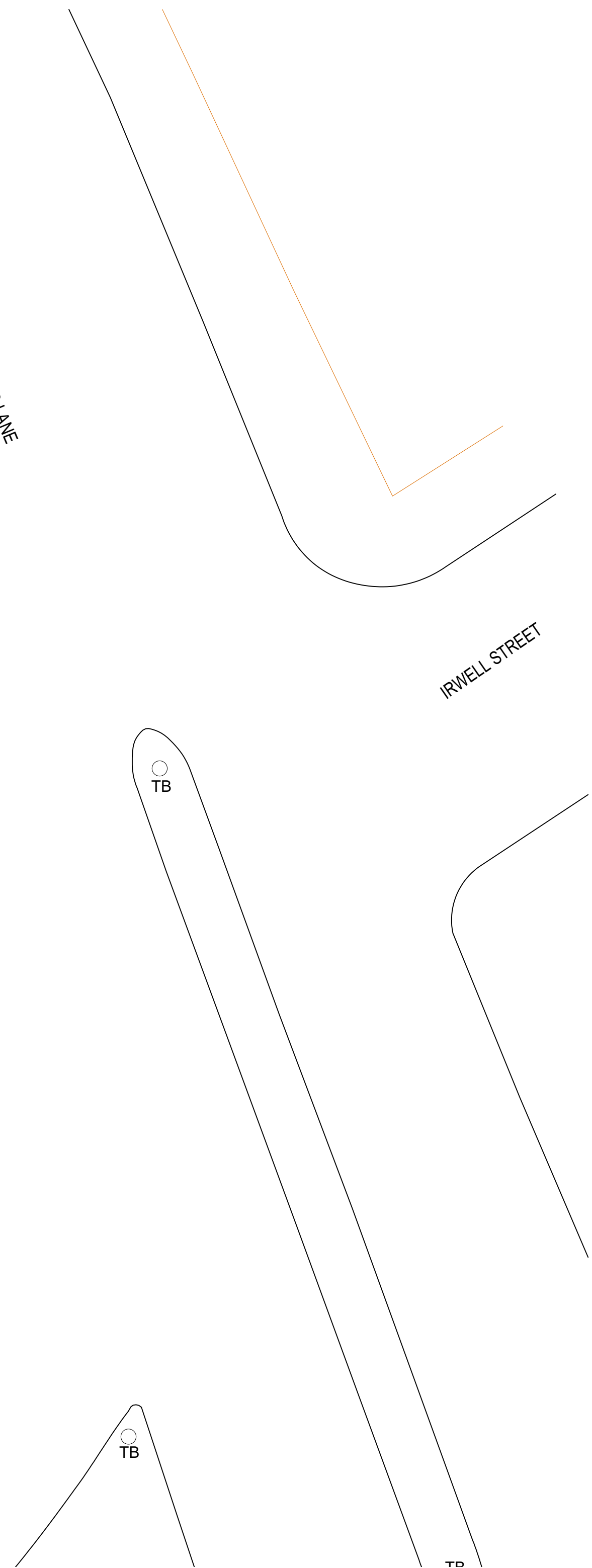
Existing Elevations

SCALE	DATE	DRAWN	CHECKED
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DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0549-21			

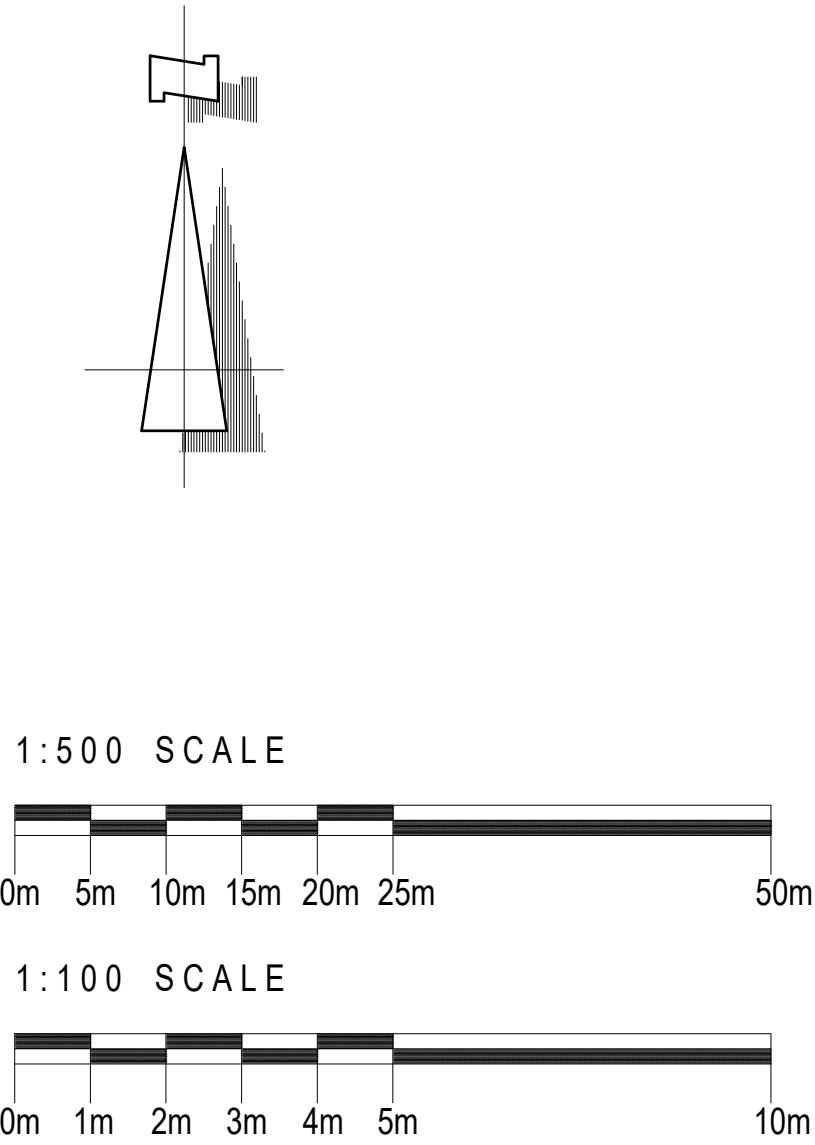




1:100 SCALE SITE PLAN



1:500 SCALE SITE LOCATION PLAN



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REV	DESCRIPTION	CHECK	DATE
CLIENT			
COLIN GEE			
PROJECT			
Proposed Demolition of the Former Wellington Pub Stand Lane, Radcliffe, Bury, M26 1LJ			
DRAWING			
Proposed Site Plan			
SCALE	DATE	DRAWN	CHECKED
1:100 @ A1	July 2023	pm	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
R-0549-22			



Appendix 4 – Photographs Pre-and Post Demolition

Pre-Demolition





Post-Demolition



