



Prestwich Village

Existing Buildings Visual Inspection Report

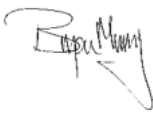
On behalf of **The Prestwich Regeneration LLP**

Project Ref: 332010844-STR-R01 | Rev: - | Date: March 2023

Registered Office: Buckingham Court Kingsmead Business Park, London Road, High Wycombe, Buckinghamshire, HP11 1JU
Office Address: Caversham Bridge House, Waterman Place, Reading, Berkshire RG1 8DN
T: +44 (0)118 950 0761 E: Reading.uk@stantec.com

Document Control Sheet

Project Name: Prestwich Village
Project Ref: Existing Buildings Visual Inspection 332010844-STR-
Report Title: R01
Doc Ref: 3rd March 2023
Date:

	Name	Position	Signature	Date
Prepared by:	Alistair Anderson	Buildings Technical Director		03/23
Reviewed by:	Bryan Murray	Director Buildings		03/23
Approved by:	Bryan Murray	Director Buildings		03/23
For and on behalf of Stantec UK Limited				

Revision	Date	Description	Prepared	Reviewed	Approved
P01	03/23	Preliminary Issue	AA	BM	BM

This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

This Existing Buildings Visual Inspection Report has been prepared by Stantec UK Limited on behalf of The Prestwich Regeneration LLP, a Joint Venture ('JV') between Bury Council and Muse Places, and is submitted in support of an application for hybrid planning permission at "Prestwich Village

Contents

1	Introduction.....	1
1.1	Background	1
1.2	Site Location and Existing Site Description.....	1
2	Existing Buildings	3
2.1	Double Storey Retail Units – Block A.....	3
2.2	Iceland - Block B.....	4
2.3	Longfield Suite - Block C	4
2.4	Library - Block D	5
2.5	Single Storey Retail Units - Block E	6
2.6	Istanbul Restaurant - Block F	6
2.7	Prestwich Health Centre - Block G.....	7

Figures

Figure 1 – Aerial view of site	1
Figure 2 – Site Plan	2

Appendices

A.1	Double Storey Retail Units – Block A
A.2	Iceland – Block B
A.3	Longfield Suite – Block C
A.4	Library – Block D
A.5	Single Storey Retail Units – Block E
A.6	Istanbul Restaurant – Block F
A.7	Prestwich Health Centre – Block G

This page is intentionally blank

1 Introduction

1.1 Background

1.1.1 This Existing Buildings Visual Inspection Report has been prepared by Stantec on behalf of The Prestwich Regeneration LLP, a Joint Venture ('JV') between Bury Council and Muse Places, and is submitted in support of an application for hybrid planning permission at "Prestwich Village". This report has been prepared to provide a summary of the existing buildings on the site, from a structural engineering perspective.

1.1.2 The proposed redevelopment scheme is currently at the draft masterplan stage with all the existing buildings on the site currently proposed to be demolished.

1.2 Site Location and Existing Site Description

1.2.1 The site is located in the main shopping area of Prestwich town centre, with apartment blocks bounding the site to the north, Rectory Lane to the east and south and Bury New Road to the west. The site is located approximately 5.3 km north of Manchester city centre. To the east of Rectory Lane is Prestwich Metrolink station while the site in general is surrounded by residential areas in all directions.

1.2.2 The site currently comprises a number of retail units accommodated beneath and adjacent to the Longfield Suite, a two storey library adjoining the north end of the Longfield Suite, existing retail units fronting Bury New Road and double and single storey retail units in between. To the north east is the stand alone Prestwich Health Centre. An aerial view of the site is shown in Figure 1.

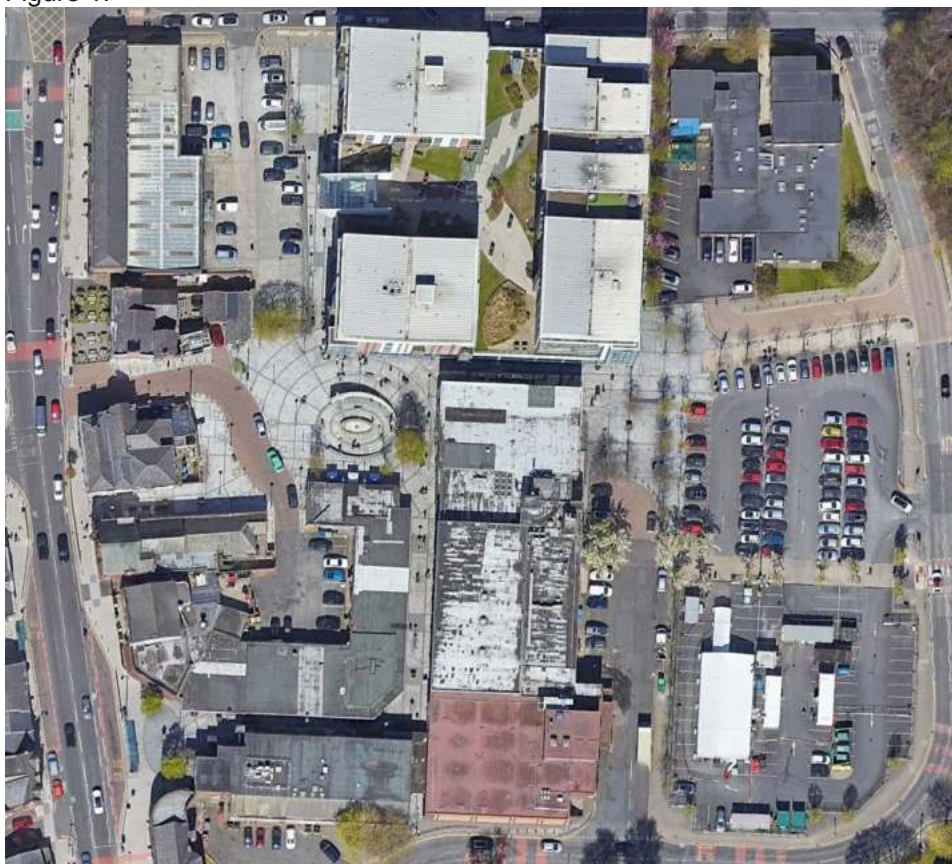


Figure 1 – Aerial view of site

- 1.2.3 The numerous buildings on site fall into seven building types which will be commented on separately as far as their condition and structural form is concerned in section 2 of this report. The building groupings are shown on figure 2.

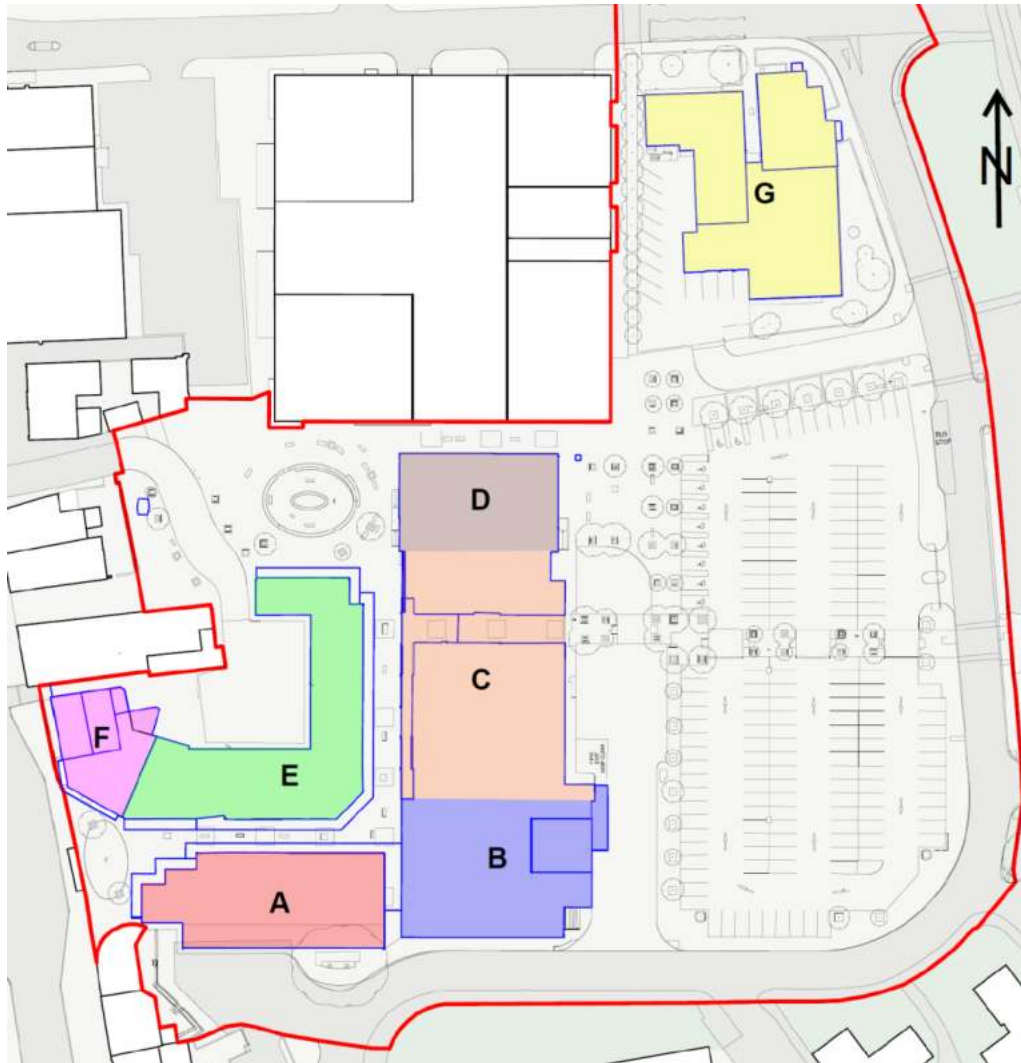


Figure 2 – Site Plan

Key to the above:

- A - Double Storey Retail Units
- B - Iceland
- C - Longfield Suite
- D - Library
- E - Single Storey Retail Units
- F - Istanbul Restaurant
- G – Prestwich Health Centre

2 Existing Buildings

The following sections provide general description of the various building structures as were ascertainable from the visual inspection of the buildings. Not all of the units that form the shopping centre and nearby health centre were accessible at the time of the site visit, but sufficient numbers were accessed to provide an understanding of the structure of each type. No physical opening up of finishes was undertaken to reveal the hidden structure behind. Where the underlying structure could not be inspected, comments are made on the most likely form of structure based on experience of similar buildings or other background information.

2.1 Double Storey Retail Units – Block A

- 2.1.1 The double storey retail units occupy an arcade along the southern edge of the site from “Bury Hospice” at the west end to “David Hodes Opticians” at the east end. While the retail units are two storey, it is only the ground floor that is the customer areas, the ground floor rear areas and first floor providing “back of house” facilities for the units. The front three quarters of the roofs to these units are flat while the rear quarter is sloping down from double to single storey with an external tiled surface.
- 2.1.2 External walls to these units are double skin cavity masonry walls, probably both of brick, while the internal walls between adjacent units are one brick thick (215mm) solid loadbearing brick. The first floor external walls to the front of these units has a hung tiled finish of tiles similar to those on the rear sloping roof.
- 2.1.3 Given the linear nature of the main loadbearing internal and perimeter walls, foundations are anticipated as being concrete strip or trench fill.
- 2.1.4 The ground floor was solid and while it could not be closely inspected due to finishes, a ground bearing concrete slab would be expected.
- 2.1.5 The first floor to these units was some form of solid, probably reinforced concrete spanning across the retail units between the dividing masonry walls. The precise nature of these solid floors was not ascertainable as floor and ceiling finishes could not be opened up for inspection.
- 2.1.6 The rear sloping roof to these units comprised rafters spanning from the upper level flat roof down to the head of the rear ground floor wall. In the unit inspected, the internal roof slope was felted while the external roof slope was tiled. Localised opening up work had been carried out previously of the underside of the flat roof which revealed this roof to comprise composite timber “I” beams (flanges of solid timber sections with a plywood web sandwiched in between) spanning across the units between adjacent masonry dividing walls. The composite “I” beams in turn supported smaller secondary solid timbers and a plywood timber deck. This was confirmed by the inspection of a single storey unit (see later) which had had all of its ceiling and wall finishes removed as part of a refurbishment exercise. The external covering to the roofs of these units is felt which is understood (from the tenants) to have caused issues in the past with water penetration due to deterioration in the felt.
- 2.1.7 To the front of the units is a linear cantilever canopy. While this was not opened up as part of this inspection, the canopy would be expected to be of steel construction which is supported off columns located and fixed back to the outer ends of dividing masonry walls. This is apparent from the face of the supporting columns projecting out further than the first floor face of the building above.
- 2.1.8 The second unit in from the west end is occupied by the “Halifax” and would appear to have undergone many structural changes, now being one open plan unit as opposed to three originally. Access into the “Halifax” was not permitted but we would expect the conversion of the three units into one would have necessitated the introduction of structural steel or reinforced

concrete beams and columns to replace the original internal loadbearing masonry walls. Beneath the new column locations will be mass or reinforced concrete pad foundations, also constructed as part of the structural alterations.

2.2 Iceland - Block B

- 2.2.1 "Iceland" occupies the ground floor of a two storey unit in the south east corner of the shopping centre. The first floor unit is currently not in use, but "Iceland" do have access to it and have stored some materials in there.
- 2.2.2 The ground floor is solid and is most likely to be a ground bearing concrete slab.
- 2.2.3 The superstructure to the building appears to be a reinforced concrete frame comprising columns supporting what appear (very limited access to view slab soffit from ground floor) to be inverted "T" beams which in turn provide support for a first floor of precast concrete beams and blocks.
- 2.2.4 As the superstructure to the "Iceland" unit is a reinforced concrete frame with some reasonably large clear spans that would result in moderately high column loads, foundations to the building are most likely to be isolated foundations at each column location. The British Geological Survey for the site shows the underlying bedrock to be sandstone with superficial glacial deposits of sand and gravel. However, archive boreholes to the site show that the sandstone bedrock is at depth, so the foundations are most likely to be piled. This would need substantiating as part of any future demolition operations so the location of any existing piles could be noted and avoided by any new build foundations.
- 2.2.5 The roof over first floor is open to view within the first floor unit and appears to consist of precast planks supported on inverted "T" beams that are supported on concrete columns on an approximate 8 x 6m grid. At column locations, there appear to be insitu concrete tie beams the same depth as the precast planks that are orientated perpendicular to the inverted "T" beams which are possibly present to provided ties between adjacent column heads across the roof. There are several openings through the roof which have been created by removal of sections of the precast planks and supporting the cut plank ends on steel saddles onto the adjacent continuous planks. Those openings that are not currently in use have been boarded over but some are permitting rainwater ingress into the building which at the very least is damaging the internal painted finishes.
- 2.2.6 The southern flank wall to the units is a double storey height brick and block cavity wall which has been panelised by the presence of two storey high concrete columns that are exposed between adjacent masonry panels. The columns appear to be precast concrete and are generally in an acceptable condition. However, the column to the south east corner is showing signs of localised spalling probably indicative of there being corrosion of embedded steel within. The brickwork itself is in a reasonable condition although there is some weathering to the bricks and loss of pointing near the top of the wall.

2.3 Longfield Suite - Block C

- 2.3.1 The Longfield suite is a two storey structure above a ground floor of retail units running along the east side parade of the Longfield Shopping Centre. The suite was opened in 1971 but closed in 2020 due to the pandemic. Access is from the covered passageway between the shopping centre and the car park to the east. There are several rooms (e.g. cloakroom) at ground floor but the main facilities are at first floor where the main dance hall, bar and kitchen are located.
- 2.3.2 The ground floor is solid and is most likely to be a ground bearing concrete slab.
- 2.3.3 The structure to the first floor (as evident where ground floor ceiling tiles had been removed and from a previous inspection in retail units 18 and 20) comprises concrete blocks supported on

precast concrete beams that span onto downstand beams supported on concrete columns. The main hall apparently has a sprung floor which the council is apparently wanting to retain if / when the centre is demolished.

- 2.3.4 As the superstructure to the Longfield Suite is a reinforced concrete frame with some reasonably large clear spans that would result in moderately high column loads, foundations to the building are most likely to be isolated foundations at each column location. The British Geological Survey for the site shows the underlying bedrock to be sandstone with superficial glacial deposits of sand and gravel. However, archive boreholes to the site show that the sandstone bedrock is at depth, so the foundations are most likely to be piled. This would need substantiating as part of any future demolition operations so the location of any existing piles could be noted and avoided by any new build foundations.
- 2.3.5 The first floor cantilevers out beyond the face of the ground floor retail units on the west side of the building with the structural beams being exposed to view at ground level. At the outer end of the cantilever is the west side external wall to the suite which appears to be of masonry cavity construction into which perimeter concrete columns have been built in that project beyond the top of the wall to support the clear span roof over the double storey height main hall. Movement joints in the external leaf of the brickwork correspond with the concrete cantilever beam and internal concrete column locations. Between the north end of the main hall and the south end of the adjacent Library is the main staircase from ground to first floor level which has precast concrete panels and slot windows to its west external elevation at first floor level.
- 2.3.6 To the east side of the building, the roof over the first floor is the same height as over the main staircase with a mixture of façade finishes largely, but not completely, encasing the perimeter structural concrete columns that support the roof.
- 2.3.7 The level difference between the higher roof over the main hall and the lower roof over the adjacent bar area to the east is supported by a deep reinforced concrete beam that runs above the bar / hall juncture. The beam only has one intermediate column at first floor level although there are three intermediate columns rising up from the beam to roof level.
- 2.3.8 The nature of the structure to the various roofs over the Longfield Suite was not ascertainable at the time of the inspection. Given the span of the roof over the main hall, the structure will either be steel trusses (most likely) or precast concrete beams (which may be prestressed concrete). From information provided by Bury Council personnel, the secondary roof members and roof decking is timber which has suffered over the years as a result of water penetration getting through the poorly maintained external roof finishes. Apparently, the council had an assessment of the roof undertaken in 2020 that put a budget of £150,000 to restore the roof, the outcome of which was the council's decision to close and potentially demolish the building.

2.4 Library - Block D

- 2.4.1 The Library is a two storey building at the north end of the east side of Longfield Shopping Centre. It generally has curtain walling of glazed and solid infill panels from ground to roof level on the west, north and east elevations, although there are some perimeter bays to the building that have full height masonry panels instead.
- 2.4.2 The building superstructure is a reinforced concrete frame and given the flat soffits of both the first floor and roof, these are most likely to be reinforced concrete flat slabs. Concrete columns are located around the perimeter of the building with a few intermediate columns across the internal floor space. Where ceiling tiles could be lifted, the underlying structure appeared to be the same flat soffit as where there was no ceiling.
- 2.4.3 The ground floor is solid so most likely to be a ground bearing concrete slab. Internal stairs from ground to first are of steel construction while internal (non-loadbearing) walls are of masonry construction.

- 2.4.4 As the superstructure to the Library is a reinforced concrete frame with moderate spans that would result in reasonable column loads, foundations to the building are most likely to be isolated foundations at each column location. The British Geological Survey for the site shows the underlying bedrock to be sandstone with superficial glacial deposits of sand and gravel. However, archive boreholes to the site show that the sandstone bedrock is at depth so the foundations are most likely to be piled. This would need substantiating as part of any future demolition operations so the location of any existing piles could be noted and avoided by any new build foundations.
- 2.4.5 In general, the building appeared to be in a good state of repair given its age. However, it was noted that the roof over the main internal stairs and above the first floor landing was showing signs of water damage (staining of suspended ceiling tiles) which could be indicative of issues with the waterproof membrane to the roof.

2.5 Single Storey Retail Units - Block E

- 2.5.1 The single storey retail units occupy a “L” shaped arcade on the western side of the site. Generally, the front three quarters of the units are the customer areas while the rear quarter is the “back of house” facilities for the units. These units have flat roofs throughout which project beyond the front of the units to create a canopy similar in extent to that on the front of the two storey units.
- 2.5.2 External walls to these units are double skin cavity masonry walls, probably both of brick, while the internal walls between adjacent units are one brick thick (215mm) solid loadbearing brick.
- 2.5.3 Given the linear nature of the main loadbearing internal and perimeter walls, foundations are anticipated as being concrete strip or trench fill.
- 2.5.4 The ground floor was solid and while it could not be closely inspected due to finishes, a ground bearing concrete slab would be expected.
- 2.5.5 In the vacant unit inspected, the internal ceiling and wall finishes had all been removed revealing the nature of the roof and dividing walls that would otherwise be hidden. The flat roof comprises composite timber “I” beams (flanges of solid timber sections with a plywood web sandwiched in between) spanning across the units between the masonry dividing walls. In turn the composite timber “I” beams support smaller secondary solid timbers and a plywood timber deck. The external covering to the roofs of these units is felt which is understood (from the tenants) to have caused issues with water penetration in the past. Observation of these roofs from the upper floor of the Longfield suite showed there to have been recent re- or over-covering to a couple of the units together with repair patches to other unit’s roofs.

2.6 Istanbul Restaurant - Block F

- 2.6.1 The “Istanbul” restaurant is a two storey building of traditional construction located on the west of the site facing out onto the footpath of Bury New Road. It probably consisted of two smaller buildings originally that have been remodelled and connected together and given a new unifying façade (see photos in Appendix). The property has been further extended to the rear and south with ground floor extensions and a small first floor extension in the north west corner.
- 2.6.2 The building has undergone several different guises with the non-original façade being built when the building was the “Wilton Arms Hotel” (see archive photo in Appendix) before converting to a Chinese restaurant and then into the present Turkish restaurant.
- 2.6.3 The new front façade wall is of cavity construction while the older original side walls are of solid construction (probably 215mm thick). All external walls will be loadbearing to a greater or lesser degree.

- 2.6.4 Given the age of the building and the linear nature of the external loadbearing masonry walls, foundations are anticipated as being concrete strip or trench fill, although they may just be corbelled out solid brick onto the underlying ground for the older solid brick walls.
- 2.6.5 Given the more open plan arrangement inside the building, it has obviously undergone various internal alterations so there will be steel beams and columns built into the remaining interior supporting the existing first floor and roof. The first floor will be timber joists while the structure to the roof will comprise cut timber rafters and ceiling joists.
- 2.6.6 The external roof slopes are finished with concrete tiles which, given their heavier weight than the original slate tiles that would have been on the roof, do not appear to be too heavy for the supporting roof timbers as evident from the good line down and across the roof slopes.
- 2.6.7 The extensions to the south and east of the original building have flat roofs with a membrane finish. At the time of the inspection, the various roofs to the ground floor had areas of standing water to them which is both indicative of the membrane preventing water ingress and slight sagging in the roof.
- 2.6.8 In general the building structure appeared to be in a reasonable, well maintained, condition.

2.7 Prestwich Health Centre - Block G

- 2.7.1 Prestwich Health Centre is a stand-alone building to the north west of the proposed redevelopment site sandwiched between residential blocks to the west, Fairfax Road to the north, Rectory Lane to the east and Longfield shopping centre car park to the south. It comprises a mix of single and two storey sections of building, some of the latter appearing to be more recent additions to the Health Centre. All sections of the Health Centre have flat roofs with individual skylights distributed across the roof plans.
- 2.7.2 Referring to Bury Council Planning portal, it appears that planning permission was sought for the north east two storey extension to the centre (as Prestwich Walk In Centre) in 2003 and the north west extension in 2005.
- 2.7.3 At the time of the site visit, internal access was only possible within the Walk In Centre part of the building as the rest of the Health Centre was fully occupied and in use. Therefore, comments on the construction of the majority of the Health Centre will be limited to observations made of the external envelope together with experience of similar buildings.
- 2.7.4 The more recent extensions are of modular construction, probably with cold formed steel internal structure to walls, first floor and roof. Although ceiling tiles beneath the first floor and roof were lifted in the Walk In Centre extension, the structure above was not revealed due to fixed soffit finishes similar to internal wall finishes. The internal staircase is of bolted together structural steel construction. External wall elevation finishes comprise a thin sheet material that has an applied coat of fine gravel while horizontal and corner joints in the panelling system have thin metal flashings. Generally, the external walls are in a reasonable condition although there are localised first floor areas near the north east corner and along the southern elevation of the Walk In Centre where the external sheeting appears to be separating at panel joints.
- 2.7.5 Given the lightweight nature of the modular extensions to the Health Centre, the foundations will either be mass concrete strips along load bearing wall lines or the ground floor could be one large raft foundation with localised edge and internal thickenings at loadbearing wall locations.
- 2.7.6 The original single and double storey sections of the Health Centre have masonry cavity walls with an external brick leaf between window locations. There are also some solid brick panels interspersed around the building. The internal leaf of the external walls is most likely to be blockwork construction since it supports a solid floor (most likely precast planks) in the two

storey sections of the building. The roofs are likely to be of lightweight construction comprising timber joists (solid or engineered) with a timber sheet (plywood or chipboard) decking.

- 2.7.7 Foundations to the older sections of the Health Centre are most likely to comprise mass concrete strip foundations along internal and external loadbearing walls with a solid ground bearing concrete floor slab throughout.
- 2.7.8 In general, apart from where noted above, the building structure appeared to be in a reasonable, well maintained, condition.

Appendix A Photographic record

Appendix A1 – Double Storey Retail Units – Block A

Appendix A2 – Iceland – Block B

Appendix A3 – Longfield Suite – Block C

Appendix A4 – Library – Block D

Appendix A5 – Single Storey Retail Units – Block E

Appendix A6 – Istanbul Restaurant – Block F

Appendix A7 – Prestwich Health Centre – Block G

A.1 Double Storey Retail Units – Block A



Double storey retail units at west end access to shopping centre



"Halifax" unit at west end of units



Cantilever canopy to double storey retail units



South (rear) wall to west end of double storey retail units



Rear elevation of double storey retail units 1



Rear elevation of double storey retail units 1



Internal view of sloping roof to rear of two storey retail units



Internal view of flat roof over first floor to rear of two storey retail units



Head detail of party wall between adjacent retail units



Locally opened up ceiling exposing composite timber "I" beam to roof

A.2 Iceland – Block B



South end elevation “Iceland” store



Fire escape doors into external recessed area in south east corner of store



Local spalling to external concrete corner column at south east corner of store



Downstand beam to first floor soffit revealed through locally opened up ground floor ceiling



Roof planks supported on downstand beams with perpendicular tying beam at column location



General view of first floor with exposed roof structure



Boarded over opening through roof precast planks with evidence of water penetration

A.3 Longfield Suite – Block C



First floor external elevation on east side with entrance to Longfield Suite along covered passageway



First floor external elevation on east side - 1



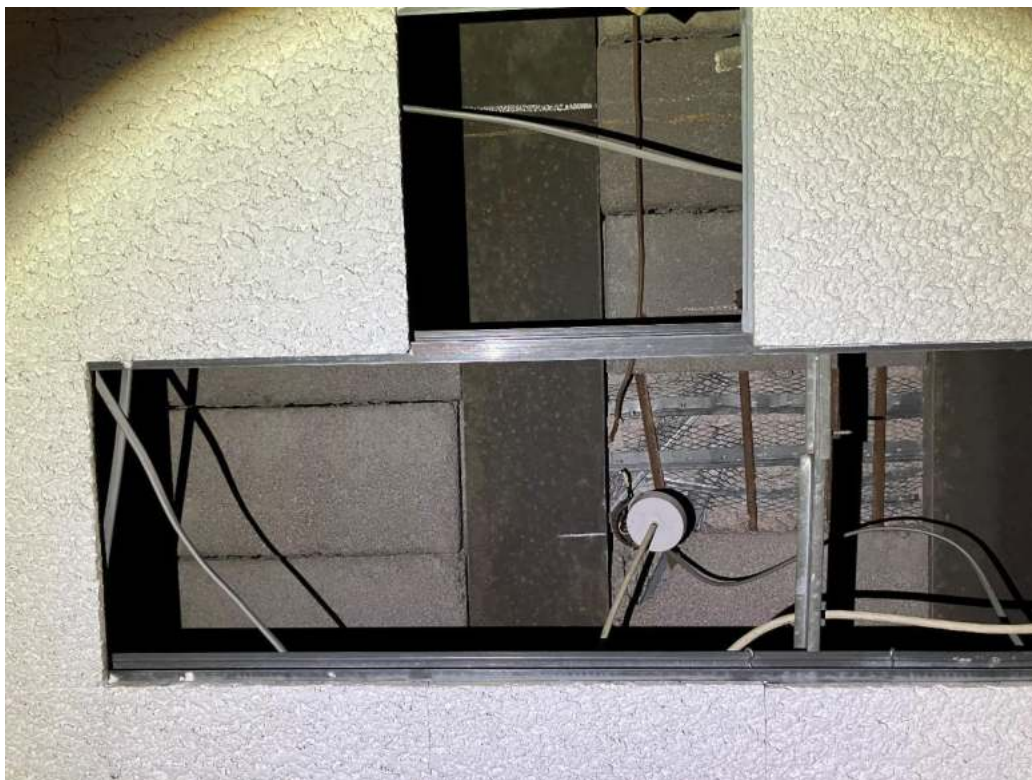
First floor external elevation on east side - 2



Precast concrete panels to first floor west elevation above ground floor retail units



External western elevation of main event hall above ground floor retail units



Exposed beam and block floor to first floor



North-east view of main event hall



South-east view of main event hall



Internal second floor masonry infill wall within concrete frame

A.4 Library – Block D



West elevation of Library

A.5 Single Storey Retail Units – Block E



Single storey retail units at west end access to shopping centre



Flat roof to southern single storey retail units



Flat roof to north end single storey retail units



Internal view of flat roof after ceiling and wall finishes stripped out - 1



Internal view of flat roof after ceiling and wall finishes stripped out – 2



Exposed party wall after wall finishes stripped out

A.6 Istanbul Restaurant – Block F



Front elevation of “Istanbul” restaurant



Rear elevation of “Istanbul” restaurant



Rear view of "Istanbul" restaurant



Archive photo of "Istanbul" restaurant in a former guise

A.7 Prestwich Health Centre – Block G



Original two storey section of health centre



South west corner of original health centre



South east elevation of original single storey part of health centre



Eastern elevation of modular extension to north east of health centre



Main entrance to health centre from the north



Separation of external cladding to first floor northern elevation of modular extension



External cladding detail

