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STRUCTURAL INSPECTION

Silver Street Bury (Former Barclays Bank)



01-06-2024

1. PROJECT DETAILS

Client Name: Property Investment Complete Northwest

Tel:

Property Address: Silver Street, Bury

Date of Inspection: 30.07.2024

Inspection Details: GENERAL STRUCTURAL INSPECTION

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Structural Engineer
Director
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2. INTRODUCTION

Instructions were received on 27/07/24 from Luke Ogilvie to undertake a structural inspection of Property Investment Complete Northwest.

3. CLIENT BRIEF

The Brief was to carry out a general visual inspection of the property prior to proposed modernization works.

4. INSPECTION

The Inspection was carried out on 30/07/24.

The weather was sunny and dry at the time of the Inspection.

The property is in Bury city center, situated on Silver Street.

The property is a 4 storey brick and stone structure, with timber floors and traditional duo pitched roof.

5. OBSERVATIONS.

Building overview

26 Silver Street was formerly known as Barclays Bank. The structure was built in 1868 and was listed as Grade II in 1981. The building is of traditional construction, with brick masonry walls and decorative sandstone blocks externally, with timber floors and traditionally built duo pitched time roof. The building appears to have been left abandoned for some time. At some point after closure building works were carried out and a series of areas have been exposed with floor joists removed and plaster removal exposing the brickwork.

External Elevations

The external elevations were constructed using decorative sandstone blocks. The front and side balconies were showing signs of salt crystallization decay to the underside, which is typically common for sandstone of this age. There appeared to be signs of water ingress and moss build up around the areas near trees.

Roof

The roof level wasn't accessible during the time of this survey, it is recommended that a high-level drone survey should be carried out to understand the condition of the roof. Once platforms have been installed onsite a second survey should be carried out to inspect the timber members further.

First Floor

The stairwell brick work under the front window appeared to be in bad condition, large areas of mortar has spalled and deteriorated and cracked brickwork. The stone plinth under the window also has large chunks missing.

Walls and joists were both exposed in the front two rooms at the first floor just off the stairwell, floor joists appeared to be rotten in areas. Timber lintels above front elevation windows were rotten and in bad condition, brickwork was missing, a buttressing wall appeared to have been removed with snapped

bricks visible. Existing coving in the top left corner of the front elevation room appeared to be damp and rotten. The rear rooms located on the first floor, again appeared to have exposed brickwork and floor joists. Brickwork was missing, spalling mortar. Bricks have been damaged when removing the plaster during the stripping out phase. False ceilings were damp and partially collapsed.

First floor Mezzanine

The Mezzanine was constructed using a timber deck supported off the perimeter masonry walls. Overall, the mezzanine was in reasonable condition and showed no signs of defect.

Ground floor Mezzanine

The front elevation room on the ground floor mezzanine appeared to have exposed brickwork, reviling stone plinths and timber lintels. The lintel had large cracks and chunks missing from the right-hand edge at bearing point and the stone plinth was also damaged with large chunks missing. The brick infill around the reveal wasn't acceptable for today's standards.

Ground floor mezzanine room 2 again had an exposed timber lintel which appeared to be in bad condition with large cracks and a chunk missing. A number of low-level steels were present across the entrance to the room and either side, the bulkhead was measured at 470mm not including plaster as the steel beams were exposed. The floor from above was exposed and appeared to be reinforced concrete, the reinforcement was corroded flat bar. The slab appeared to be in really bad condition. The concrete had deteriorated.

The ground floor mezzanine toilets were still fully furnished with plastered walls, there appeared to be no serious signs of deterioration and was in moderate condition. The Ground floor plant room was constructed in masonry with an RC slab and RC roof, this seemed more of a modern constructed room which could have been an extension to the original building. There were no signs of significant structural defect at the time of the survey.

The Rear hallway of the ground floor mezzanine floor had exposed brickwork which requires attention. The bricks had failed and large areas of mortar which spalled. The concrete floor above also had a hole in it.

Ground floor

The ground floor entrance hallway was lacking maintenance, the front main hall had numerous areas with exposed brickwork. The brickworks appear to be very patchy with infills of different brick which will have occurred over a number of years, bricks looked aged and damaged with mortar spalling. Timber lintels over external windows appeared in bad condition. Some floor joists exposed appeared to be rotten with some in good condition.

The right-side room next to the stairwell was also lacking maintenance and appears to have been left for some years, the ceiling was covered with a false ceiling and was damaged with water marks and partially removed/collapsed. Wallpaper was falling off maybe due to damp being present, the main structure was mainly covered so it was difficult to observe the permanent structure in this area at the time of the survey. Overall, it appeared to be in moderate condition but lacking maintenance and attention.

The hallway to the rear of the main hall lacked maintenance, an old service hatch was installed in this location, but access was available at the time of the survey. Above the false ceiling there appeared to be an RC beam spanning front to back of the building.

To the rear of the ground floor appeared to be an extension to the existing building in some parts. The lack of power made the survey in this location particularly hard. Numerous steel beams had been installed during assumed previous building works, brickwork was left unfinished after what appeared to be a chimney removal. What was likely at one time bank vaults consisted of heavy-duty iron doors with RC floors and roof with masonry walls. Some of these areas were in moderate condition. The main entrance at the rear was mostly unfinished wall with exposed brickwork and steel, this may be due to demolition works that have been carried out. Some rooms lacked maintenance; paint was falling off the walls which could be due to damp being present. The rooms showed the age of the building and the lack of maintenance.

6. DISCUSSION

The external elevations require some attention, although this is not of any significance. Treating and repairing the water ingress and decay will prevent any further damage which could cause structural damage. The roof wasn't accessible at the time of the survey but given the condition of the building it is highly recommended that this must be revisited once access has been installed. It is recommended that the brickwork under the front window of the stairwell at first floor and ground floor is to be repaired as the integrity of the bricks have been compromised due to years of aging and works carried out. Stone plinths should also be repaired by competent stone masons to prevent any further decay. Masonry that has been damaged during removal of the plaster must be raked out and repointed.

The first floor was lacking maintenance and had deteriorated over time, joists exposed in room 1 and room 2 appeared to be rotten due to damp. These joists must be replaced, although during the survey only a small area of the joists was exposed a further check would be required and any joists which appear to be rotten must be replaced. Walls in the same area were in moderate condition, slight area of damaged brick due to what looks like the removal of a wall, but this is normal for a property of this age and remedial works must be carried out. The coving in room 1 showed serious signs of decay which could have been from a leak, further action is required on this area. The timber lintel over room 2 front elevation appeared to be in bad condition and lost all its integrity, it is recommended this lintel must be replaced. The back rooms of the first floor had large areas of exposed brickwork, the walls had missing bricks which must be corrected, all walls that have been damaged when plaster was removed require repointing. Floor joists in the back right corner of the first floor show excessive rotting and all the floor is to be replaced. The first-floor mezzanine floor is proposed to be removed so no works are required in this area. Ceilings of the first floor appear to be compromised access was restricted but it appeared some areas of the ceiling were rotten, this being indicated by damp coving, it is recommended that when access is installed the ceiling joists must be inspected further and replaced if required.

The ground floor mezzanine front elevation brickwork was exposed and remedial works replacing of brickwork and repointing is required, overall the brickwork appeared in moderate condition. The stone plinth also requires repair. Room 2 the timber lintel over the window has structurally failed and rotten this must be replaced. The steel beams installed in these areas do not comply with today's building regulation and heights of steel must be raised or removed and a redesign is required. The floors from above appear to have failed because of the deterioration of the concrete and corrosion of the reinforcement. This is deemed unsafe and must be removed and a new floor reinstalled. The mezzanine bathrooms require further investigation, plaster was still present during the survey. The hallway wall requires attention with brick to be partially removed and replaced brickwork cleaning and repointing. The failed floor above is also in this area with a hole present through the slab. It is of the same opinion that this floor must be replaced as it is beyond repair.

The ground floor brickwork was in moderate condition in part of the building in small areas require attention to the front elevation and side elevation off Bank Street. Stone plinths showing signs of deterioration, but no significant structural defect must require attention during construction phase. It is recommended that the lintels are replaced due to the large cracking. The right side of the ground floor

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requires further inspection, large areas of the walls were covered with plaster. It is recommended that the false ceiling is removed and ceilings above are checked. The area lacks maintenance, but it is of the opinion that there are no serious signs of structural defects. The rear of the ground floor was dark during the survey making it very difficult to inspect, masonry was exposed which was at one time a chimney. It is recommended that this brickwork is made good before covering. The existing bank vaults were all lacking maintenance. The area appeared to be visually damp with paint falling off the walls as a result of this.

7. CONCLUSIONS

The building lacked maintenance and had showed its true age in some portions of the building with the original construction materials looking to be depleted and failing. The building requires a large-scale program of renovations to bring this building back to life. Although the building lacked maintenance, overall, the building showed no signs of serious defect.

Further inspections of areas which were covered or not accessible must be carried out prior to any structural works carried out on the property. A false ceiling covered the main structural ceiling of the building and plaster was present on a lot of the walls. The roof should also be made accessible so this can be inspected in detail.

The building is due to undergo a large renovation project. This report outlines key areas and the engineer who will carry out the design must provide onsite construction queries once further investigations have been carried out.

8. RECOMMENDATIONS

The recommendations are listed as follows: -

- Plaster removed in areas where cracking appears to inspect further
- False ceilings removed to inspect main ceilings
- Structural maintenance plan renewal.
- Missing brickwork replaced
- Partial brickwork rebuilt in areas outlined.
- Masonry raked and repointed in outlined areas
- Floor joists removed and replaced in areas
- Concrete floor removed and replaced
- Stone plinths repaired
- Roof inspected internally and externally
- External stone repaired
- Covings inspected due to assumed water ingress
- Joists throughout the building inspected further

All work should be carried out by suitable qualified and experienced contractors and in accordance with all relevant legislation/ building regulations etc.

If structural alterations are required such as removing walls and piers ect, a structural engineer should be employed to provide the necessary calculations and specifications.

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Appendix C

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Our inspection of the building was visual only and we have not inspected any part of the property, which was covered, inaccessible or incapable of inspection for any reason. No opening up of the structure has been undertaken. Consequently, the building may contain hidden defects not visible during the inspection. We have not conducted intrusive tests of the fabric of the building to ascertain whether any deleterious or hazardous materials exist. No structural calculations have been carried out to verify structural capacities of members unless specifically stated in the text. Inspections of Domestic Properties exclude all garden walls, ornamental walls, non-habitable buildings, sheds, garages and all such other similar structures unless specifically stated in the text. The Report is limited to the Client's specific brief, and liability is limited to same.

An asbestos survey has not been undertaken. Your attention is drawn to the fact that unless proven otherwise it should be considered that the building does contain asbestos containing materials, as part of some of the components. The building owner has a responsibility to identify the presence of asbestos in all its forms, and to manage the asbestos presence safely.

A timber and damp survey has not been carried out. Notwithstanding specific observations made in the Report, a timber specialist surveyor should be consulted to confirm the presence of wood boring insects, wet or dry rot other timber defects.

We have not undertaken any testing of the electrical installations, heating, underground drainage, gas pipework or specialist installations. All comments made in the enclosed report are the opinions of the writer and based on a visual inspection only.

Lacey Darwen will not accept any responsibility for any loss, cost, or expense directly or indirectly arising out of or resulting from, or in any manner relating to Fungi or dry rot, whether there is another cause or loss which may have contributed concurrently or in any sequence to a loss.

Copyright of the report will remain with the Engineer. No beneficial rights to its contents, or the usage thereof, shall accrue to the client until full payment for our services is received.

Appendix 1



Photo 1: External Front Elevation

Photo 2: Decayed Balcony, Bank Street



Photo 3: Decayed balcony Bank Street



Photo 4: Decayed stonework, Bank Street



Photo 5: Masonry First floor Stairwell

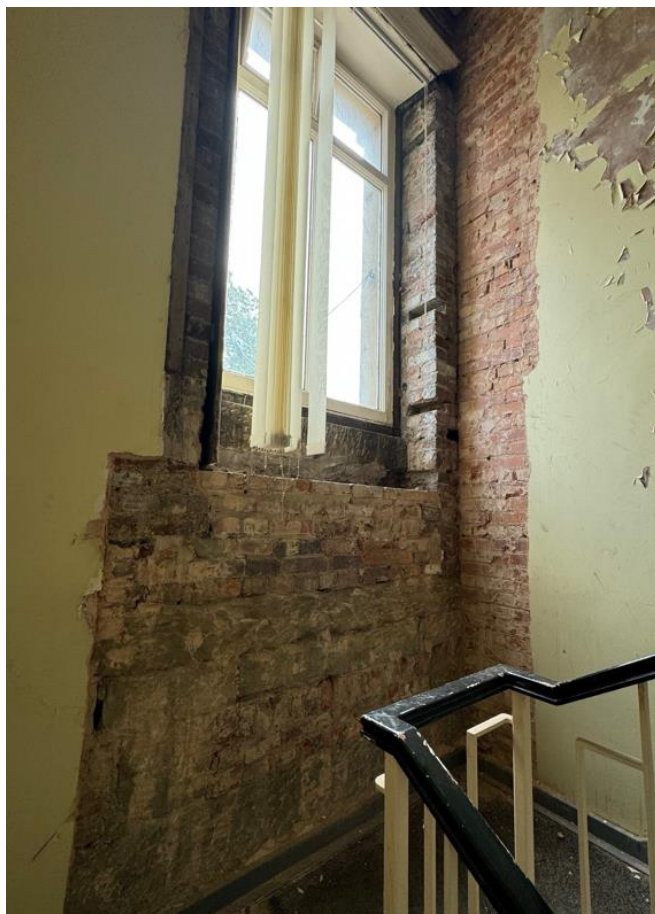


Photo 6: Damaged masonry and stone plinth First floor Stairwell



Photo 7: First floor stairwell



Photo 8: First floor room 1 front elevation, snapped brickwork



Photo 9: First floor room 1 front elevation, snapped brickwork and failed timber lintel



Photo 10: First floor room 1 damaged ceiling and coving



Photo 11: First floor room 1, moderate exposed brickwork



Photo 12: First floor room 2, front widow reveal with missing bricks



Photo 13: First floor room 2, exposed brickwork



Photo 14: First floor rear of the hall, Exposed damage brickwork



Photo 15: First floor rear of the hall, Exposed damage brickwork



Photo 16: First floor rear of the hall, damaged ceiling



Photo 17: First floor rear room, rotten floor joists



Photo 18: First floor rear room, rotten floor joists



Photo 19: First floor rear room, rotten floor joists



Photo 20: First floor mezzanine floor



Photo 21: Ground floor mezzanine, room 1 rotten lintel and exposed steelwork



Photo 22: Ground floor mezzanine, room 1 rotten lintel



Photo 23: Ground floor mezzanine, room 1 exposed steelwork



Photo 23: Ground floor mezzanine, room 1 exposed steelwork



Photo 23: Ground floor mezzanine, hallway corrugated reinforcement and failed slab (from above)



Photo 24: Ground floor mezzanine, hallway corroded reinforcement and failed slab (from above)



Photo 24: Ground floor mezzanine, hallway



Photo 25: Ground floor mezzanine, hallway



Photo 26: Ground floor mezzanine, toilets



Photo 27: Ground floor entrance



Photo 28: Ground floor right side room



Photo 29: Ground floor right side room



Photo 30: Ground floor main hall, Damage floor



Photo 31: Ground floor main hall



Photo 32: Ground floor main hall, Damaged floor



Photo 33: Ground floor main hall, exposed brickwork with missing bricks

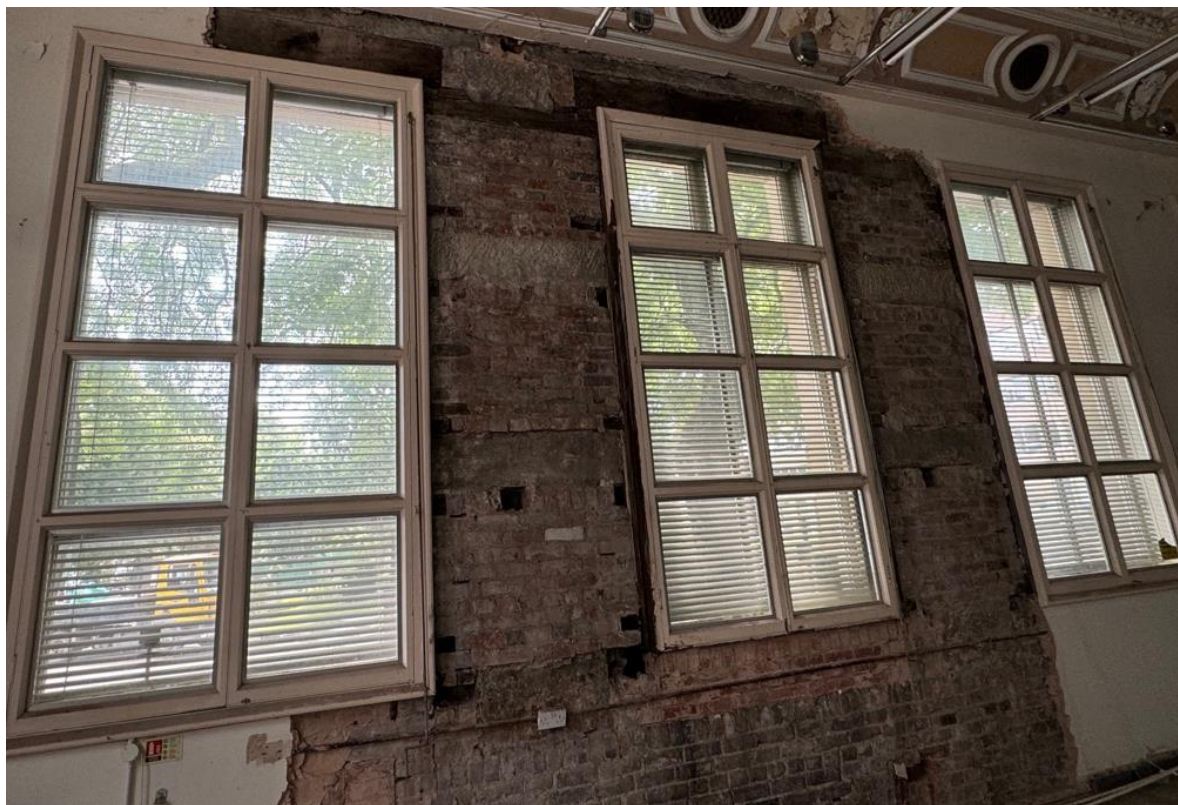


Photo 34: Ground floor main hall, exposed brickwork with missing bricks



Photo 35: Ground floor main hall, damaged stone plinths



Photo 36: Ground floor main hall, exposed rotten joists

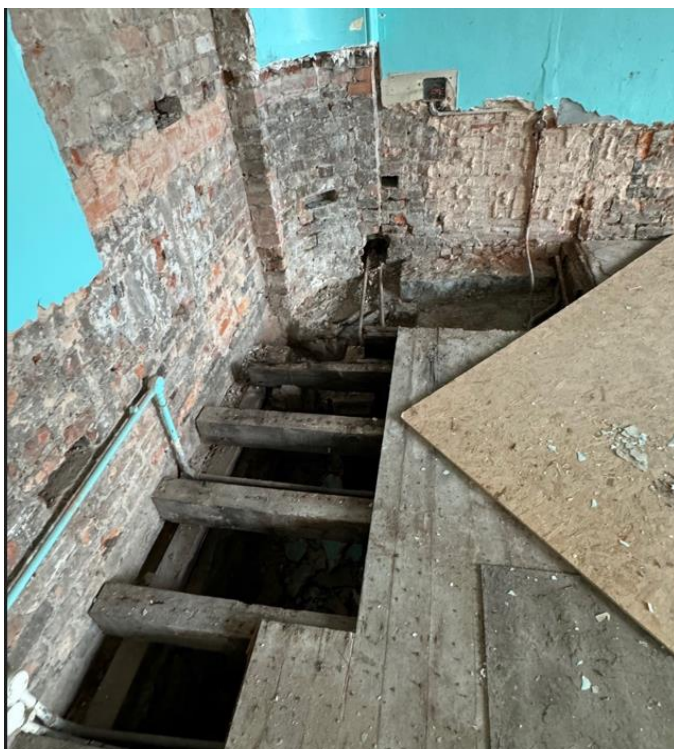


Photo 37: Ground floor rear of main hall, exposed beam



Photo 38: Ground floor rear, damp and peeling paint



Photo 39: Ground floor rear, exposed ceiling and masonry



Photo 40: Ground floor rear, exposed steels



Photo 41: Ground floor rear, exposed steels



Photo 42: Ground floor rear, removed chimney



Photo 43: Ground floor rear, damp walls



Photo 44: Ground floor rear, ext bank vault



Photo 45: Ground floor rear, ext bank vault



Photo 46: Ground floor rear, ext bank vault



Photo 47: Ground floor rear, ext vault



Photo 48: Ground floor rear, ext vault



Photo 49: Ground floor rear, ext vault



Photo 50: Ground floor rear, ext vault



