

S1/MPG/02/CSB/LM/1.0/104/R1

5th January 2023

Muller Property Group
The Point
Alsager
Stoke-on-Trent
ST7 2GP

For the Attention of Mr. M. Buckle – Technical Manager

Dear Sirs

PARKFIELD HOUSE, MANCHESTER OLD ROAD, MIDDLETON

Muller Property Group have requested a structural appraisal and a pre-demolition assessment of Parkfield House which was built as a replacement for the original Middleton Town Hall. The previous Town Hall house was demolished in the mid 1970's and only the gateposts and the wall along Manchester Old Road remain.

We estimate the new building was constructed in the mid 1960's. It was later sold to North West Water Authority, and then used by Chubb Alarms, however the building has been vacant for several years and has been vandalised internally.

The original building had a flat roof however due to water leakage a steel pitched roof has been added. Roof drainage has been provided by new downpipes around the building perimeter.

A single storey extension has been added to the southern elevation.



The structures noted above the steel roof are the lift shaft over-run, water tank room, and sky lights to stairwells.



Old Marsh Farm Barns
Welsh Road, Sealand
Flintshire CH5 2LY
Telephone: 01244 288 178

Betts Associates visited the building on 5th January 2023 and this appraisal has been produced to provide guidance on the original construction of the building and a pre-demolition assessment. No existing drawings have been made available for review and the report below is limited to visual assessment only. An asbestos survey has been conducted by others which confirmed the presence of asbestos and therefore no intrusive investigation or uncovering of materials has been undertaken to produce the following.

GENERAL COMMENTS

The building is a three-storey concrete structure above ground with a part plan basement. No access to the basement was available. The plan of the building is an '7' shape.

The main frame to the superstructure is reinforced insitu concrete comprising concrete columns and beams. There is a generally regular setting out of columns of approximately 6m centres. This 6m grid includes the perimeter columns to the elevations.

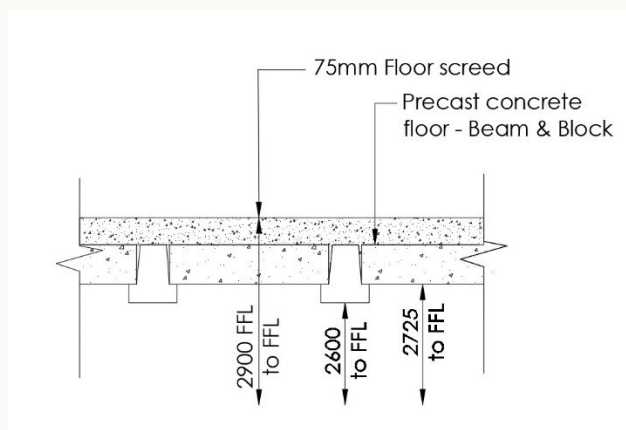
Insitu concrete beams provide a downstand spine to each floor and perimeter downstand beams over the elevation windows. Precast concrete panels are connected to the perimeter beams.

No evidence of post-tensioning of concrete was noted.

FLOOR STRUCTURE

The floor construction on the upper storeys was precast concrete floor beams with infill concrete blocks (beam and block). The precast beam centres varied with the maximum centres at approximately 600mm.

The floor would appear to have a 75mm concrete screed overlying the beam and block floor making a floor to floor height of approximately 2.9m (possibly 9.5 ft imperial).



Suspended Ceiling Omitted for Clarity
but height = 2500mm above FFL



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No intrusive investigation of materials has been undertaken and dimensions noted are approximate only. All concrete beams and columns have plasterboard fire protection.



The precast floor beams are supported along the middle of the building by a concrete spine beam which is approximately 250mm wide by 500mm deep below the floor infill block. Around the perimeter of the floor a downstand beam can be observed with a depth of 225mm below the floor infill block.

At each grid location a 250mm x 250mm (approx.) reinforced concrete column supports the downstand beams.



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PRECAST CONCRETE PANELS

The elevations to the building are clad with precast concrete panels. In one area adjacent to the stairwell a perimeter beam at cill level has been exposed which shows a simple hanger fixing detail for the precast panel. Further fixings will be utilized below this and dowel connections between adjacent panel units.



North Elevation



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OVERALL STABILITY

Without the original calculations and drawings for the structure we anticipate that diaphragm action of the concrete floors and continuity of reinforcement in the beam/column connections transfers horizontal forces into the reinforced concrete lift shaft and tank room core walls to provide overall stability.

BASEMENT & FOUNDATIONS

No access was available to the basement. Due to the higher loads at this level and retaining forces we would expect the walls and floors to be reinforced concrete. Photographs of the basement included in the Asbestos Report show internal partition walls constructed in brickwork.



Foundation details for the structure are not available. If the bearing strata of the natural ground has a high bearing capacity, due to the high loading around concrete columns, we would expect to see reinforced concrete pad foundations with reinforced strip foundations between the pads. The core wall and basement foundations would also be reinforced concrete. If bearing capacity of the natural ground is low then piled foundations in conjunction with reinforced concrete may have been utilized.

DEMOLITION

Assuming a competent demolition contractor is completing the project we do not anticipate any unusual problems with the demolition of the building. Obviously any hazardous materials should be removed from the building and confirmed as clear prior to demolition.



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The reinforced concrete structure and foundations can be demolished in a programmed procedure. Large voids will be created with removal of foundations and consideration must be given to avoid destabilizing any adjacent structures.

Further photographs are attached as a pdf enclosure

We trust the above is suitable for your requirements – should you require any further information please contact the undersigned

Yours faithfully



Clive Braidwood BSc CEng MIStructE
Chartered Structural Engineer
BETTS ASSOCIATES



Standard Terms of Reference

This Report is the copyright of Betts Associates, and is solely for the benefit of the client for whom it was prepared. Betts Associates cannot accept any responsibility to any Third Party for any information or opinion in this report.

In accordance with the brief, our inspection and the content of this report are confined solely to the consideration of the structural defects described herein and all other matters are excluded. This is not a full or comprehensive report on the property and is based on a visual inspection only. No opening-up works were undertaken, and no voids or under floor areas etc. were inspected unless specifically described in this Report. Woodwork or other parts of the structure, which were covered, unexposed or inaccessible, have not been inspected and it is not, therefore, possible to report that any such part of the property is free from defect.

This report is not a structural survey in the meaning used by the Royal Institute of Chartered Surveyors. A RICS report would generally include the deterioration of the building fabric and other non-structural items, and should such a report be required, a Chartered Building Surveyor should be appointed to provide this service. Where advice is required on the condition of the building fabric, dampness or rot, specialist reports should also be obtained, since this Report takes no cognisance of such matters.

No examination or tests have been carried out to ascertain whether high alumina cement, calcium chloride, woodwool formers, calcium silicate bricks, asbestos or other deleterious products or materials have been incorporated in the construction unless specifically noted herein.

This report does not include searches or enquiries regarding underground mains, abnormal ground conditions or mining unless specifically stated herein. Unless specifically noted in this Report, no examination of the foundations or ground conditions has been carried out nor has the loading of the building been analysed.

Betts Associates shall have no liability whatsoever for any claim loss or damage arising as a consequence of information contained within, or appended to, this Report which has been obtained from a Third Party e.g. a specialist contractor or the building occupiers. Similarly, no liability can be accepted for any inaccuracy or faulty workmanship in the original construction.

Where samples of building materials or soils have been taken for testing with the intent of obtaining representative results, it must be recognised that such results may not reflect the full range of any variations in the original material.



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