Donald Insall Associates
Chartered Architects and Historic Building Consultants

Waterside House

Rochdale
Heritage, Design and Access Statement

August 2023

Image of the North Elevation, 1980s. Image courtesy of the Local Studies archive, Rochdale

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Image of the Site in context, as taken from the previously submitted Design and Access Statement (2020)

1.0 Summary of Heritage, Design and Access Statement

1.1 Introduction

Donald Insall Associates was commissioned by Khan+Li Architects in October 2020 to assist in the preparation of documents in relation to Waterside House, Water Street, Rochdale. To include; Discharge of Conditions of a consent application and submission of S73 and a new Listed Building Consent Application.

The investigation into this former engine house and mill warehouse has comprised historical research, using both archival and secondary material, and a site inspection. Material for this project has been prepared by Donald Insall Associates and others.

Given that this building has previously received granted planning, subject to conditions. This document should be read in tandem with associated approved information, to include the Design and Access Statement (June 2020) and Conservation & Heritage Statement (June 2020).

Conversion of existing building to 14 apartments with associated cycling and refuse stores.
Waterside House Water Street Rochdale OL16 1TL
Ref. No: 20/00601/LBC | Received: Tue 02 Jun 2020 | Validated: Tue 02 Jun 2020 | Status: Decided

Conversion of existing building to 14 apartments with associated cycling and refuse stores.
Waterside House Water Street Rochdale OL16 1TL
Ref. No: 19/01468/FUL | Received: Mon 16 Dec 2019 | Validated: Mon 24 Feb 2020 | Status: Decided

Prior notification application for change of use from offices (Class B1(a)) to 16 apartments (Class C3).
Waterside House 7 Water Street Rochdale OL16 1TL
Ref. No: 19/00540/PRA56 | Received: Fri 10 May 2019 | Validated: Fri 28 Jun 2019 | Status: Decided

Rebuilding Of High Level Retaining Wall Along The River Roch.
Land Adjacent To Waterside House Rochdale (Grid Reference SD898133)
Ref. No: 11/D54334 | Received: Thu 07 Apr 2011 | Validated: Thu 07 Apr 2011 | Status: Decided

Change Of Use From Housing Association Offices To Counselling/Drop In Centre For Young People
Waterside House, Water Street, Rochdale, Lancashire
Ref. No: 02/D40103 | Received: Tue 30 Apr 2002 | Validated: Tue 30 Apr 2002 | Status: Decided

List of Previous Planning Applications.
Source: Rochdale Planning Portal

1.2 The Building, its Legal Status and Policy Context

Waterside House is a Grade II Listed Building located within Rochdale, Greater Manchester region. Alterations to a listed building generally require listed building consent, development or within the setting of a listed building requires local authorities to assess the implications of proposals on built heritage. The statutory list description of the listed building is included in Appendix I.

1.3 Summary of Project Brief

The proposal for this Grade II building is to gain change of use from offices to 14no. apartments has been granted in a previous submission. These new apartments will be inserted into the existing envelope, with minor alterations to the external facade for openings. These works will also focus on repairs to existing fabric, to include masonry repairs to the elevations and a new roof to mitigate current issues of water ingress.

A detailed description of the proposals is included in Section 4 and the associated drawing submission.

1.5 Summary of New Proposals

This submission will focus on minor adjustments to the previous scheme, to allow a clearer legibility of existing historic fabric. To include, detail development of new proposed windows and doors and a study of the existing office vestibule. The proposed external amendments will accommodate public legibility of this historic structure, particularly on the South Elevation as this sits on a readily accessible street.

Further description of the proposals is included in Section 4 and the associated drawing submission.

1.6 Physical Description of the Building Fabric

This building is sited on Water Street, a main road in Rochdale with vehicular access and a footpath to both sides of the street. The North Elevation sits on a steep slope that leads into the River Dee.

The building's elevations present as masonry construction, primarily brick with some coarsed sandstone. The internal structure is a historic cast iron column system that supports timber flooring, allowing the building to achieve open spaces for industrial uses. The smaller office spaces have vaulted masonry floor systems with decorative plaster detailing.

The roof is a timber structure with a presumed slate covering and lead valleys. It is currently in poor repair and requires attention.

Further information on how the building's current construction will interact with new proposed details can be located in the Appendix.

1.7 Conclusion

The adaptive reuse of this currently vacant building into apartments will facilitate regeneration of existing historic fabric within Rochdale and repair of this Grade II Listed Building. This building is noted in the Historic England List Entry as 'the last surviving remnant of a mill structure in central Rochdale', and it is important to encourage its adaptive reuse.

The minor adjustments proposed to the previously approved scheme intend to achieve the same results but instate a clearer legibility of the building's historic industrial past.

The adjustments also demonstrate developed detailing, to understand how to approach works in a manner sensitive to the protected character of this building.

2.0 Current Setting

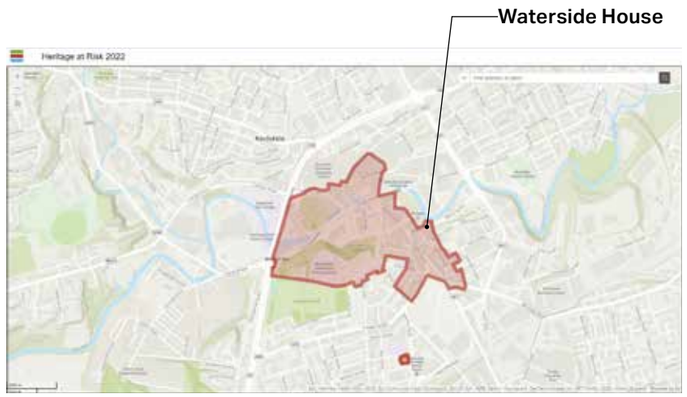
2.1 Within Rochdale Town Centre Conservation Area

It is important to bear in mind that Historic England have designated Rochdale Town Centre as 'Heritage at Risk'. Waterside House is sited within this boundary. As such, it is crucial that this project allows recovery of existing historic fabric within this region, to add to the trend of improvement as noted in the below assessment.

Designated Site Name: Rochdale Town Centre
Heritage Category: Conservation Area
Local Planning Authority: Rochdale
Site Type: Wide mix of uses

Assessment Information:
Assessment Type: Conservation Area
Condition: Very bad
Vulnerability: Medium
Trend: Improving
Designation: Conservation Area, 29 LBs, part in RPG grade II
CA SUrvey Uid: 7707

Source: https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/8584



Historic England Risk Register, 2020
Source: Historic England

2.2 Heritage Action Zone

Rochdale Heritage Action Zone (as quoted from investinrochdale.co.uk)

The vision for the Rochdale Heritage Action Zone (HAZ) is to transform a failing, retail dominated street into a vibrant area of mixed-use development that acknowledges and celebrates heritage.

The Rochdale HAZ is centred on Drake Street - the historic route from the railway station down to the Town Hall. Waterside House is located within the Historic Area Assessment Area (image below as taken from the Central Rochdale, Greater Manchester: Historic Area Assessment).

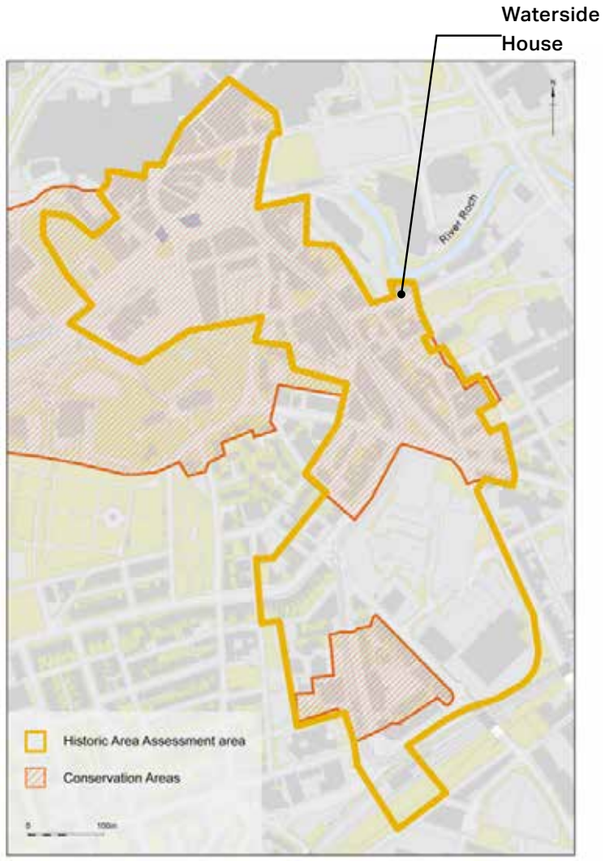


Figure 1: Map of central Rochdale (The base map is © Crown Copyright and database right 2019. All rights reserved. Ordnance Survey Licence number 100024900.)

3.0 Client Brief and Design Development

4.1 Background and Understanding the Brief

4.1.1 Existing and Proposed Use

This building was previously used as office space, and the proposal focuses on conversion to residential use.

The proposal aims to deliver 14 apartments over 4 floors:
7no. 1 Bedroom apartments
7no. 2 Bedroom apartments

The layout of these apartments can be seen in the Appendix.

4.1.2 Previously Consented Scheme

Prior to DIA involvement in this project, consents were granted, subject to conditions, on 25 May 2021 for the following:

> *20/00601/LBC: Conversion of existing building to 14 apartments with associated cycling and refuse stores.*
>
> *19/01468/FUL : Conversion of existing building to 14 apartments with associated cycling and refuse stores. | Waterside House Water Street Rochdale OL16 1TL*

The Conditions attached to the LBC decision notice are visible in the adjacent image, these have since been submitted to Rochdale Borough Council.

The consented proposals since require minor amendments to represent our client's current aspirations, as such we have prepared new information for Waterside House. In summary, the client seeks to achieve:

- Conversion of existing building to 14 apartments with associated cycling and refuse stores, at Waterside House, Water Street, Rochdale, OL16 1TL (Grade II Listed Building).
- Internal layouts to each apartments were amended to comply with building regulations and coordination of stud partitions location to avoid existing columns
- Communal electrical cupboard and WC adjacent to apartment 4 was removed and electrical cupboard relocated
- Internal cycle store relocated under the archway
- 1no. proposed external lightwell was removed to the Lower Ground Floor apartment.
- In addition to this, drawings were updated with further detail as was undertaken to discharge conditions 3 & 4 of 20/00601/LBC, to include, internal walls and doors details, new rooflights, and the like.

Please refer to the Discharge of Conditions application for further information (Ref: PP-12403734) and the S73 application (Ref: PP-12408743).

ROCHDALE BOROUGH COUNCIL

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

LISTED BUILDING CONSENT GRANTED

APPLICATION REFERENCE: 20/00601/LBC

Name and address for correspondence:	Applicant name:
Mr Rob Hotchkiss Seed Architects Ltd 62 Chapel Street Manchester M7 3AA	Mr Shakoor

Part I - Particulars of Application

Date of Application: 2 June 2020

Proposal:	**Conversion of existing building to 14 apartments with associated cycling and refuse stores.**
Location:	**Waterside House , Water Street, Rochdale, OL16 1TL**

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) that consent has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions:

Conditions and Reasons:

1 The works authorised by this consent shall begin not later than 3 years from the date of this consent.

Reason: To comply with the requirements of section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan	Drawing No. A106
Lower Ground Floor Existing	Drawing No. A001
Existing Ground Floor Plan	Drawing No. A002
Existing First Floor Plan	Drawing No. A003
Existing Second Floor Plan	Drawing No. A004
Existing Roof Plan	Drawing No. A005
Existing North Elevation	Drawing No. A006
Existing South Elevation	Drawing No. A007
Existing East Elevation	Drawing No. A008
Existing West Elevation	
Existing Site Section	Drawing No. A120
Proposed Roof Plan	Drawing No. A105
South Street Elevation	Drawing No. A117
Proposed Ground Floor Plan	Drawing No. A101 Rev 6
Proposed Lower Ground Floor Plan	Drawing No.A100 Rev 4
Proposed First Floor Plan	Drawing No. A102 Rev 3
Proposed Second Floor Plan	Drawing No. A103 Rev 5
Proposed South Elevation	Drawing No. A114 Rev 1
Proposed West Elevation	Drawing No. A116 Rev 2
Proposed East Elevation	Drawing No. A115 Rev 1
Proposed North Elevation	Drawing No. A113 Rev 2
Proposed Site Section	Drawing No. A119 Rev 1
Proposed Window and Doors	Drawing No. A121

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3 Notwithstanding condition 2, no works to the external walls of the building shall take place until full works methodologies for their repair including detailed specifications for repointing/repair works have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of preserving the historic significance of the building in accordance with Policy P2 of the adopted Core Strategy and the requirements of the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

4 Notwithstanding condition 2, no works shall take place on the gates, internal doors, internal walls, stud walls, or columns until full details, work methodologies and product specifications for these works, including detailed cross sections and elevation drawings for the gates and stud walls have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of preserving the historic significance of the building in accordance with Policy P2 of the adopted Core Strategy and the requirements of the National Planning Policy Framework and the Planning (Listed Building and Conservation Areas Act) 1990 (as amended).

Date Decision Issued 25 May 2021

.....
Signed on behalf of the Council

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:
The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

20/00601/LBC Conditions
Source: Rochdale Planning Portal

The list of further planning applications related to this site can be seen in the following image, as submitted to Rochdale Borough Council

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Ref. No: 20/00601/LBC | Received: Tue 02 Jun 2020 | Validated: Tue 02 Jun 2020 | Status: Decided

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Waterside House, Water Street, Rochdale, Lancashire

Ref. No: 02/D40103 | Received: Tue 30 Apr 2002 | Validated: Tue 30 Apr 2002 | Status: Decided

List of Previous Planning Applications related to the site
Source: Rochdale Planning Portal

4.2 Design Development

This design has been prepared by others and consideration has been given to adjust the previously approved layouts for greater sensitivity to the existing fabric, in tandem with the Client's needs. To include:

A) Developed detail for the new proposed window to the existing archway. It is proposed that the new frame for this window will be minimal, to reinstate a sense of the open archway as per historic images.

B). It is proposed that modern brickwork is removed from door openings, to reinstate the original plan form. This will also allow the new proposed external door leafs to the South Elevation to have a similar size and consistent appearance.

C) Developed detail for the new proposed window to the existing full-height window. It is proposed that the new frame for this window will be minimal, to reinstate a sense of the historic industrial openings for loading and unloading goods. A timber shutter is proposed behind these windows, to allow privacy and thermal upgrade to the living spaces.

D). It is proposed that modern brickwork is removed from door openings, to reinstate the original plan form. This will also allow the new proposed external doors to the South Elevation to have a similar size and consistent appearance.

E) Detail has been developed for the new proposed window to replace the existing modern window that is not fit-for-purpose. It is proposed to introduce ventilated timber-boarding to the new plant room opening to the ground floor and a timber window with minimal frame to the new office/ wardrobe to the first floor. This proposed industrial treatment feels more appropriate to the old engine house elevation.

F) It is determined that the existing vestibule at G06 is an important manifestation of the historic industrial character. It has many elements from the original office reception, constructed to a high standard of detail on par with the fine quality of the external South Elevation. The internal layout also alludes to the building's past sequence of use, to include reception area greeting before entering the main open spaces. .

G). Detail developed for roof repairs and upgrade to include new rooflights.

H). New proposed gate to the existing archway, as per Architect drawings.

I). Detail developed on internal wall finishes and stud wall construction, as per Architect drawings.

J). Developed design on treatment of the cast iron column & timber structure

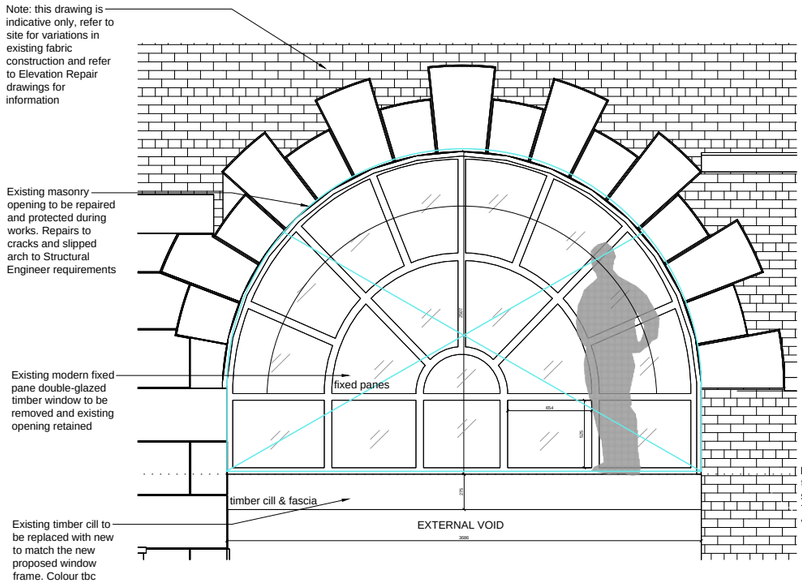
K). Detail developed for proposed elevation repairs and thermal upgrade options for the existing walls and windows

L). New sash windows to openings, for thermal & acoustic upgrade and more sensitive historic appearance

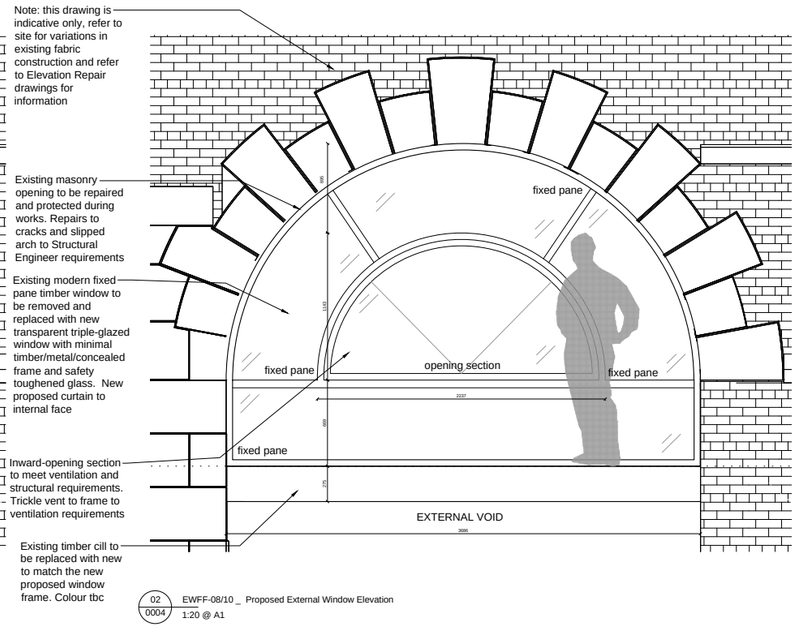
M). Further detail on new modern windows and doors in formed openings, by Architect

View of South Elevation (Existing)

View of North Elevation (Existing)



02 0004 EWFF-08/10_ Existing External Window Elevation
1:20 @ A1



02 0004 EWFF-08/10 _ Proposed External Window Elevation
1:20 @ A1

A)
Detail developed for the new proposed window to the existing archway. It is proposed that the new frame for this window will be minimal, to reinstate a sense of the open archway.
The new window will include an opening section, for the comfort of inhabitants.

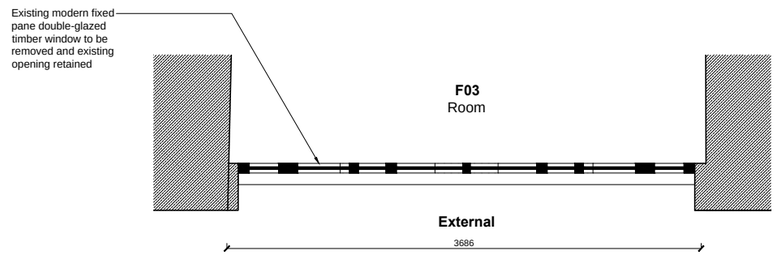
HISTORIC IMAGE
(Source: Flicker.com/Manchesterfire/1979)

New proposed transparent glazing to echo the previous vacant industrial opening.
New proposed curtain to internal face for privacy and thermal performance

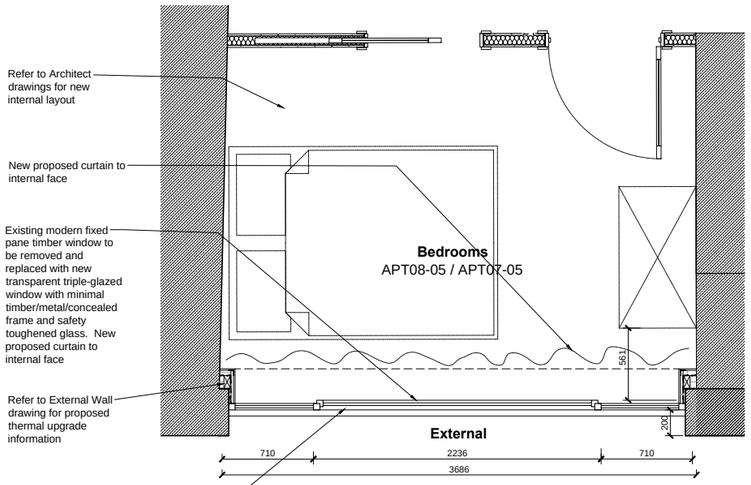
NEW WINDOW REFERENCE IMAGE

Reference image of new proposed glazing type

Image of the North Elevation, 1980s. Image courtesy of the Local Studies archive, Rochdale



02 0004 EWFF-08/10 _ Existing External Window Plan
1:20 @ A1



02 0004 EWFF-08/10 _ Proposed External Window Plan
1:20 @ A1

IMAGES OF CURRENT CONDITION

Principal Elevation

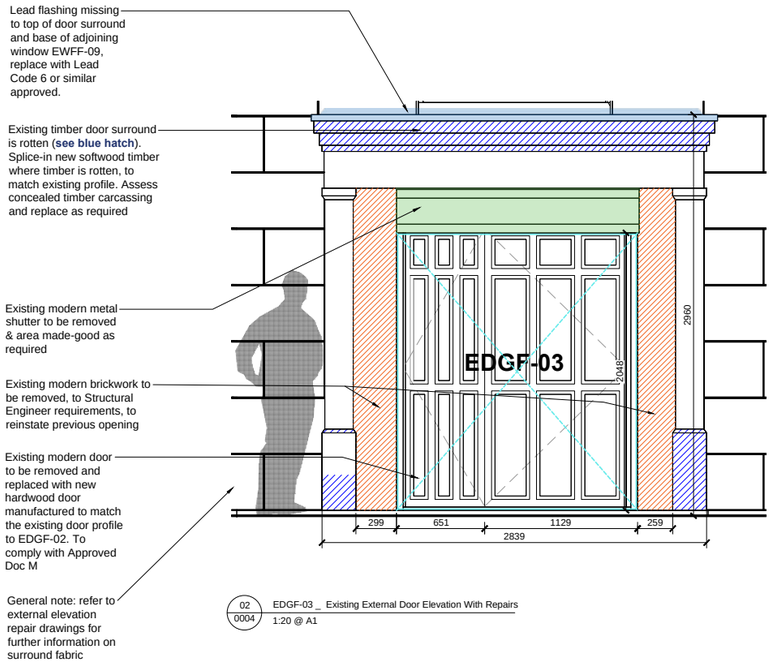
Rear Elevation

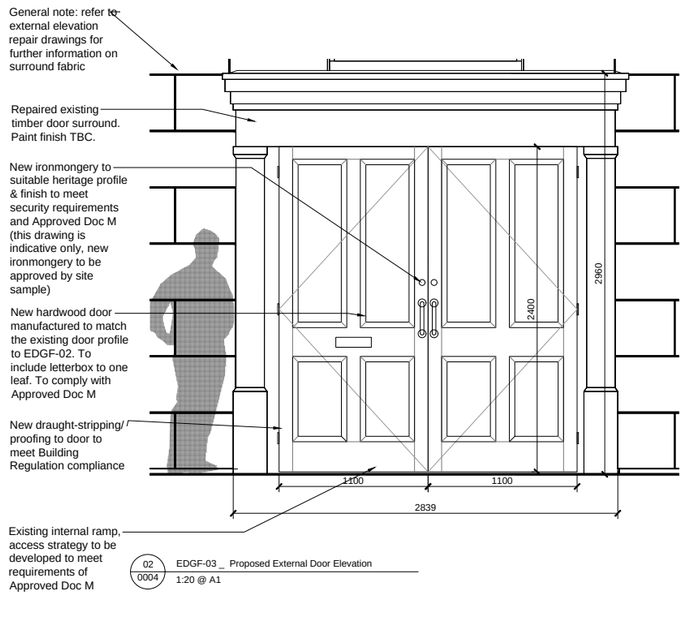
Internal View

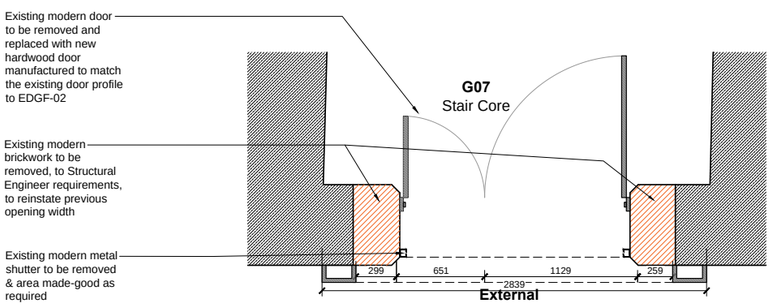
Existing Section Detail

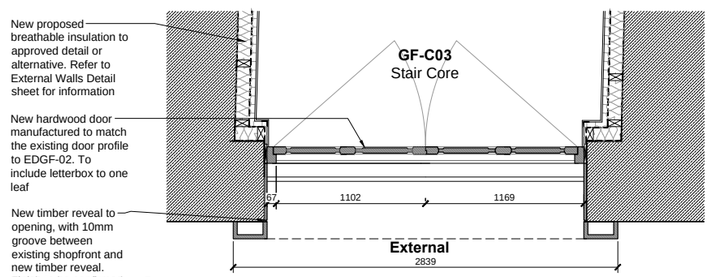
B)

It is proposed that modern brickwork is removed from door openings, to reinstate the original plan form. This will also allow the new proposed external doors to the South Elevation to have a similar size and consistent appearance.





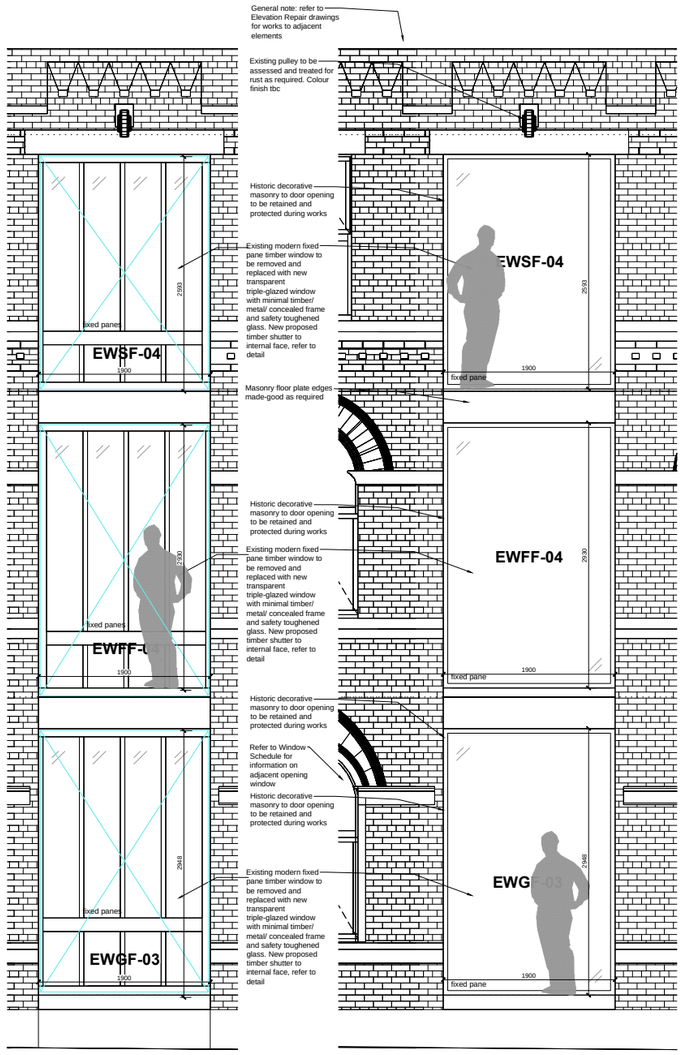


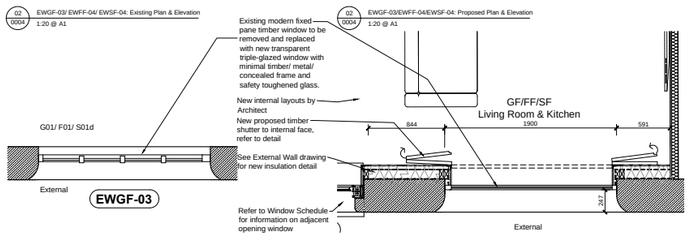


IMAGES OF CURRENT CONDITION

External View

Internal View





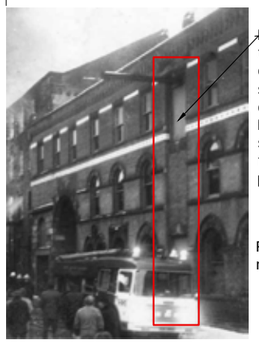
IMAGES OF CURRENT CONDITION

Principal Elevation

External Reveal Detail

Current internal view

HISTORIC IMAGE
(Source: Flicker.com/Manchesterfire/1979)

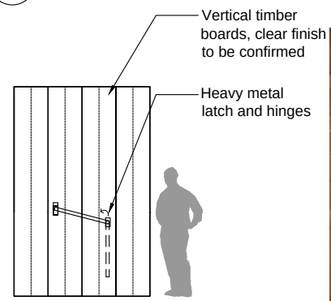


New proposed transparent glazing to echo the previous simplified industrial opening.
New proposed timber shutter to internal face for privacy and thermal performance

NEW WINDOW REFERENCE IMAGE

Reference image of new proposed glazing

02 0004 New Proposed Timber Shutter
1:50 @ A1



Internal Elevation

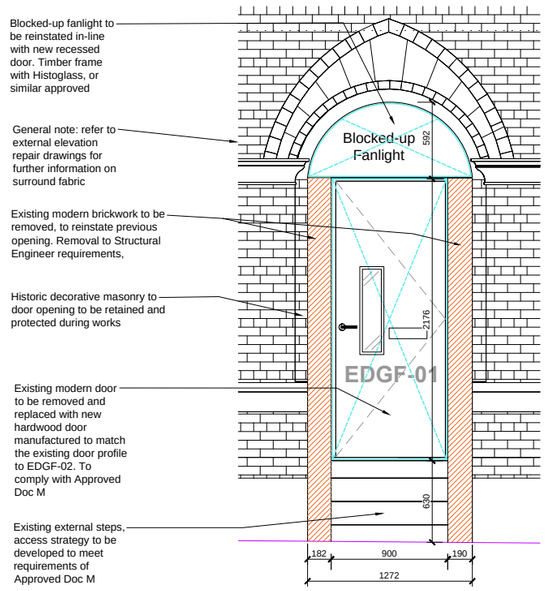
Sample Image of Metal Latch Detail Only

C)

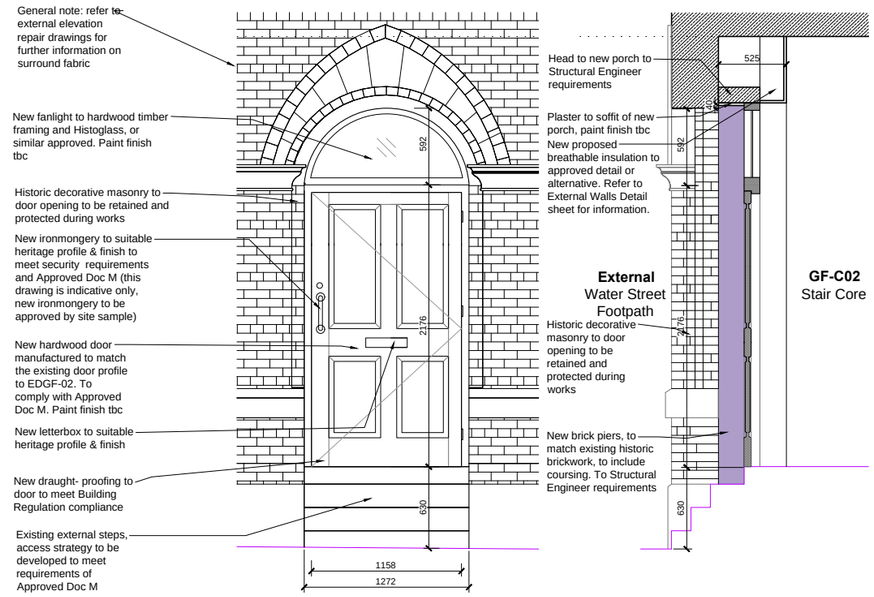
Detail developed for the new proposed window to the existing full-height window. It is proposed that the new frame for this window will be minimal, to reinstate a sense of the historic industrial openings for loading and unloading goods. A timber shutter is proposed behind these windows, to allow privacy and thermal upgrade to the living spaces.

D)

It is proposed that modern brickwork is removed from door openings, to reinstate the original plan form. This will also allow the new proposed external doors to the South Elevation to have a similar size and consistent appearance.



02 0004 EDGF-01 _ Existing External Door Elevation
1:20 @ A1



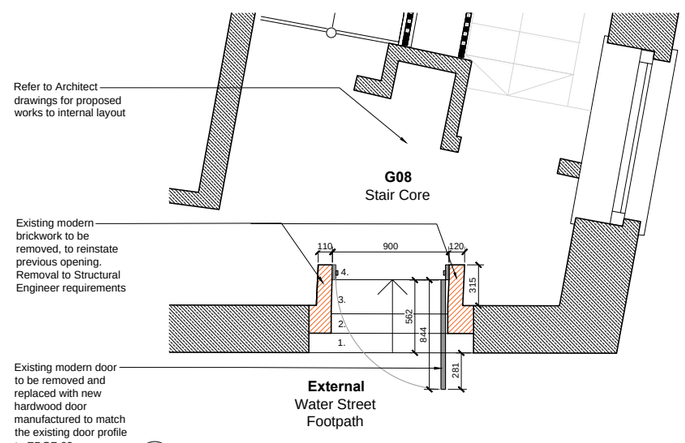
02 0004 EDGF-01 _ Proposed External Door Elevation
1:20 @ A1

02 0004 EDGF-01 _ Proposed External Door Section
1:20 @ A1

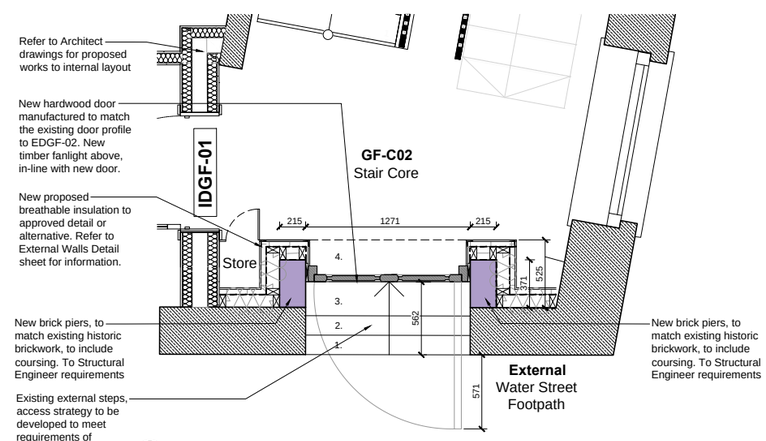
IMAGES OF CURRENT CONDITION

External View

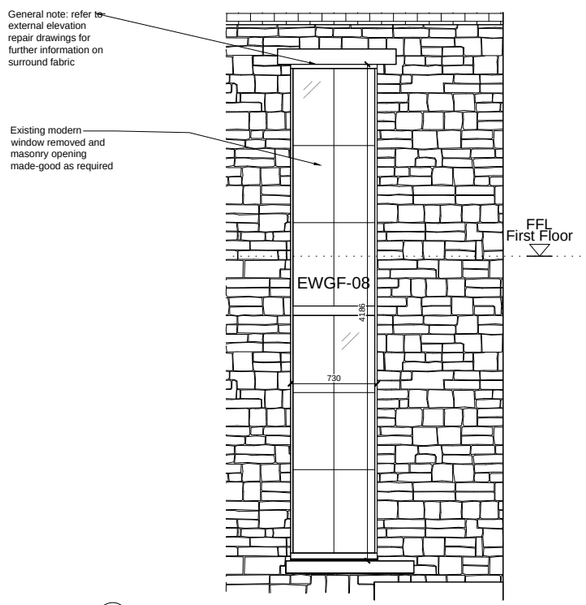
Internal View



02 0004 EDGF-01 _ Existing External Door Plan
1:20 @ A1



02 0004 EDGF-01 _ Proposed External Door Plan
1:20 @ A1



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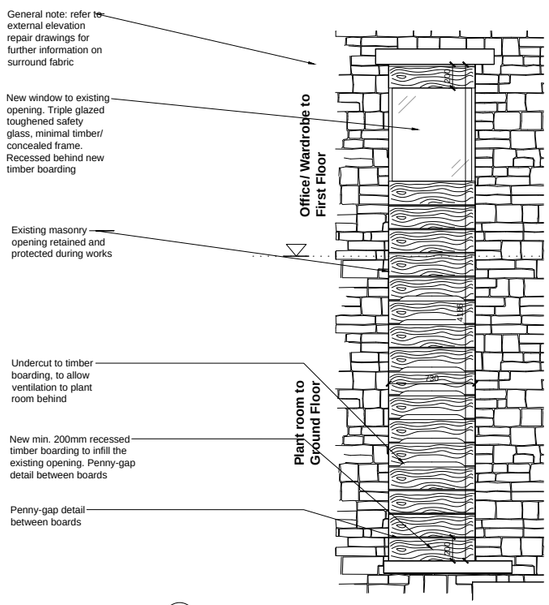
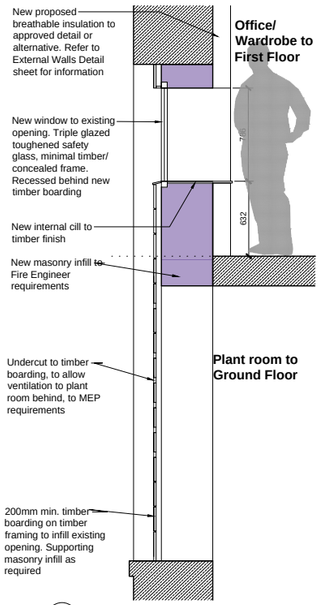
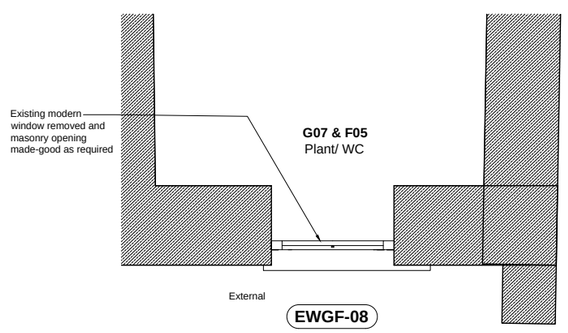


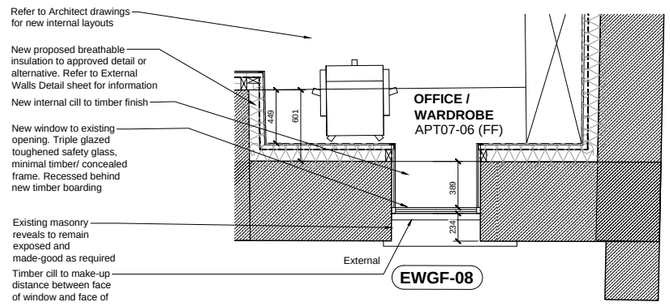
02 0004 EWGF-08 _ Proposed External Window Elevation
1:20 @ A1



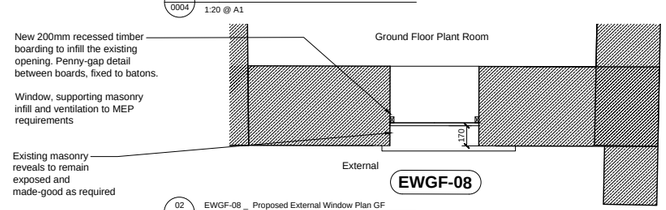
02 0004 EWGF-08 _ Proposed External Window Section
1:20 @ A1



02 0004 EWGF-08 _ Existing External Window Plan
1:20 @ A1



02 0004 EWGF-08 _ Proposed External Window Plan FF
1:20 @ A1



02 0004 EWGF-08 _ Proposed External Window Plan GF
1:20 @ A1

E)

Detail developed for the new proposed window to replace the existing modern window on the North elevation. It is proposed to install new timber-boarding to the new plant room to the ground floor. and a timber window with minimal frame to the new office/ wardrobe to the first floor.

The current modern window does not suit the internal plan and this new proposed intervention will read as modern and industrial, whilst allowing functionality of the spaces behind.

IMAGES OF CURRENT CONDITION

Rear Elevation

Internal View

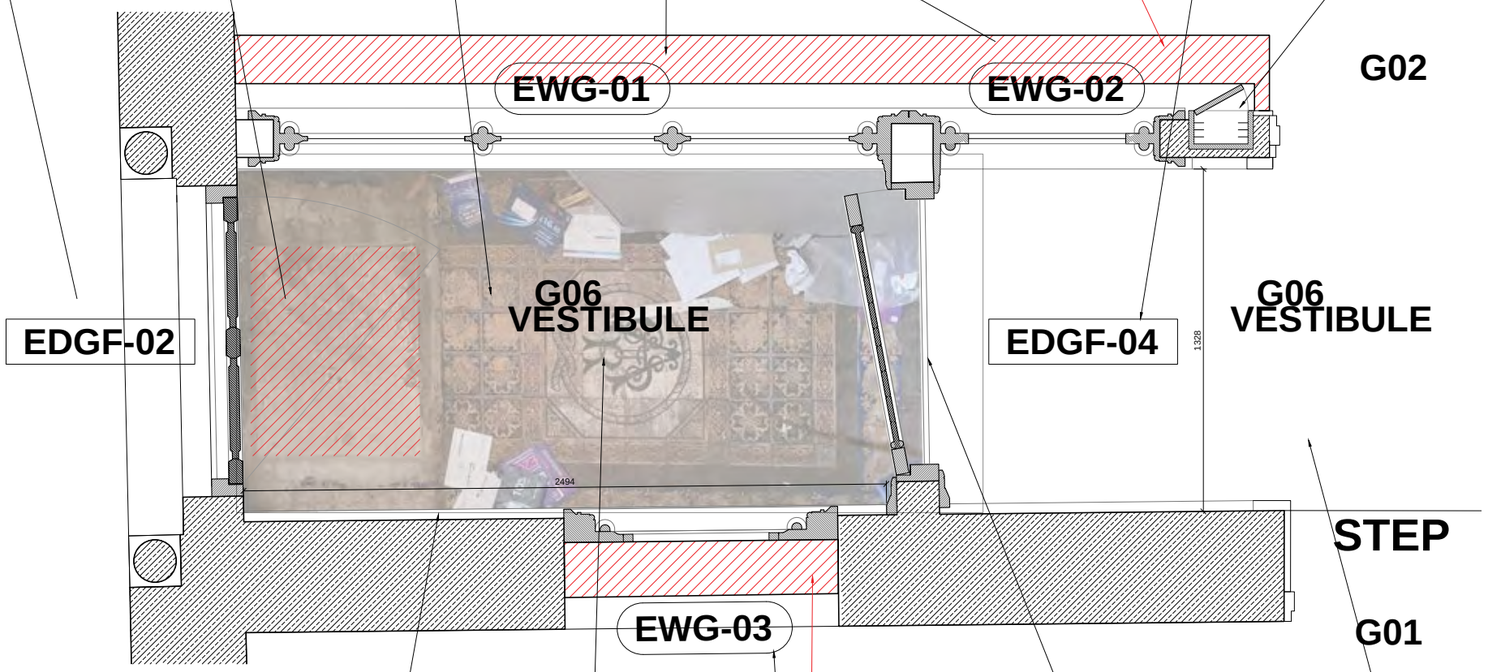
F)

It is determined that the existing vestibule at G06 is a significant manifestation of the historic industrial character. It has many elements from the original office reception, constructed to a high standard of detail on par with the external South Elevation. The internal layout also alludes to the building's past sequence of use.

It is proposed that special elements are retained and protected for use in the new apartment scheme. Elements identified as special to the building's character include; internal windows and the internal door, skirting, existing tiles, vaulted plaster ceiling details and the existing key box.

It is also proposed that the existing layout kept as is reasonably practicable, as a demonstration of the original office spaces and sequence through the building.

Further images of this G06 can be found in the Photographic Inventory in the Appendix.



01 / 0004 Existing Vestibule (G06) Part -Plan with Proposed Works
1:10 @ A1

Refer to drawing MANWHWS01-DR-3208-3P-0-EDGF02 for existing external door detail and South Elevation

Modern concrete to be carefully broken-out and new recessed coir matwell installed, flush with top of adjacent tile

Existing historic Victorian Industrial Tiles to be retained. Debris and stored items to be removed from G06 Vestibule. Tiles to be protected during works. Refer to **Notes** below for works methodology

Refer to drawing for existing internal window details: MANWHWS01-DR-3508-3P-0-ExistingVestibuleG06WestElevation

New proposed wall behind the existing internal windows, to allow fire and acoustic separation to Fire and Acousitc Engineer requirements. To Architect detail. New wall to be easily removable from the existing joinery, without causing damage

Existing historic internal door to be retained, refer to drawing MANWHWS01-DR-3506-3P-0-ExistingVestibuleG06NorthElevation

Existing historic recessed key cupboard to be retained and protected. **Refer to Image 01 - 03 below**

Existing historic timber skirting to be retained and repaired as required. Paint finish tbc. Existing paint should not be stripped, revert to sound base ONLY if required for over-painting

Existing historic monogram in tile to be retained and protected during works. Refer to **Notes** below for works methodology

Refer to drawing for existing internal window details: MANWHWS01-DR-3507-3P-0-ExistingVestibuleG06EastElevation

New proposed wall behind the existing internal window, to allow fire and acoustic separation to Fire and Acousitc Engineer requirements. To Architect detail. New wall to be easily removable from the existing joinery, without causing damage. (Note that the rear section of EWG-03 is already missing onsite)

Existing modern metal floor transition strip, marking floor finish change from historic Victorian Industrial Tiles to new linoleum over unknown floor build-up. Transition strip to be removed and replaced as required

Floor type under modern linoleum unknown. Opening-up works required to confirm current build-up

NOTES

General

Drawings are indicative and to be developed in conjunction with/ approved by:

- Building Control Officer
- Local Authority Conservation Officer
- MEP Engineer
- Acoustic Engineer (AE)
- Fire Engineer (FE)
- Structural/ Drainage Engineer
- Architect

Access to the roof and all elevations is limited and roof condition and build-up to be confirmed

All products to be installed to manufacturer's requirements. Product systems to be used where practicable

Drawings to be read in conjunction with:

- Donald Insall Associates information
- Consultant issued & Khan + Li Architects information

Survey Information

- Drawings based on information from Khan + Li Architects only and all dimensions to be confirmed
- Timber survey to undertaken to establish integrity of key structural elements

Insulation

- Insulation specification to meet the requirements of Approved Doc L and B
- Insulation specification to meet the requirements of Approved Doc L and B
- Insulation specification to be agreed with fire engineer
- New insulation to be fixed so that it is removable without damage to existing fabric

Floors

- Floor build-up to meet the requirements of Approved Doc E and be agreed and approved by acoustician
- Floor build-up to meet the requirements of Approved Doc B and be agreed and approved by fire engineer.
- Separating floors to achieve 60 minute fire protection; detail by others
- Servicing strategy to be developed with MEP engineer to maintain fire and acoustic separation

Windows & Doors

- Glazing specification to meet the requirements of Approved Docs L and E
- Opening lights to be agreed as part of ventilation strategy with MEP Engineer
- Window/ Door specification to agreed with Local Authority Conservation Officer & Building Control Officer

Note: existing retained timber to be splice-repaired with matching. Where new finish is required, timber should not be fully stripped of existing paint. Strip to sound base only and overpaint as required. Existing profiles shown are indicative only, confirm onsite.

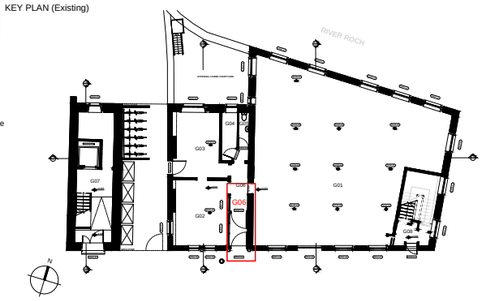
Tiles

Given the age of the building it is assumed the tiles would be classed as 'Industrial Tiles' based on Historic England Guidance.

- Carefully hover the tiles to remove any loose dust and debris. Taking care not to scratch the surface.
- The tiles should be pre-wetted; this saturates the porous body of the tile and prevents cleaning agents from penetrating further.
- Apply a mild synthetic detergent (Ph neutral) and carefully scrub with a soft bristle brush. Remove access water with a dry cloth. Repeat until tiles are clean.

Note: Chloride bleach should not be used on historic ceramics, as it can encourage salt crystallisation under the glaze.

KEY PLAN (Existing)

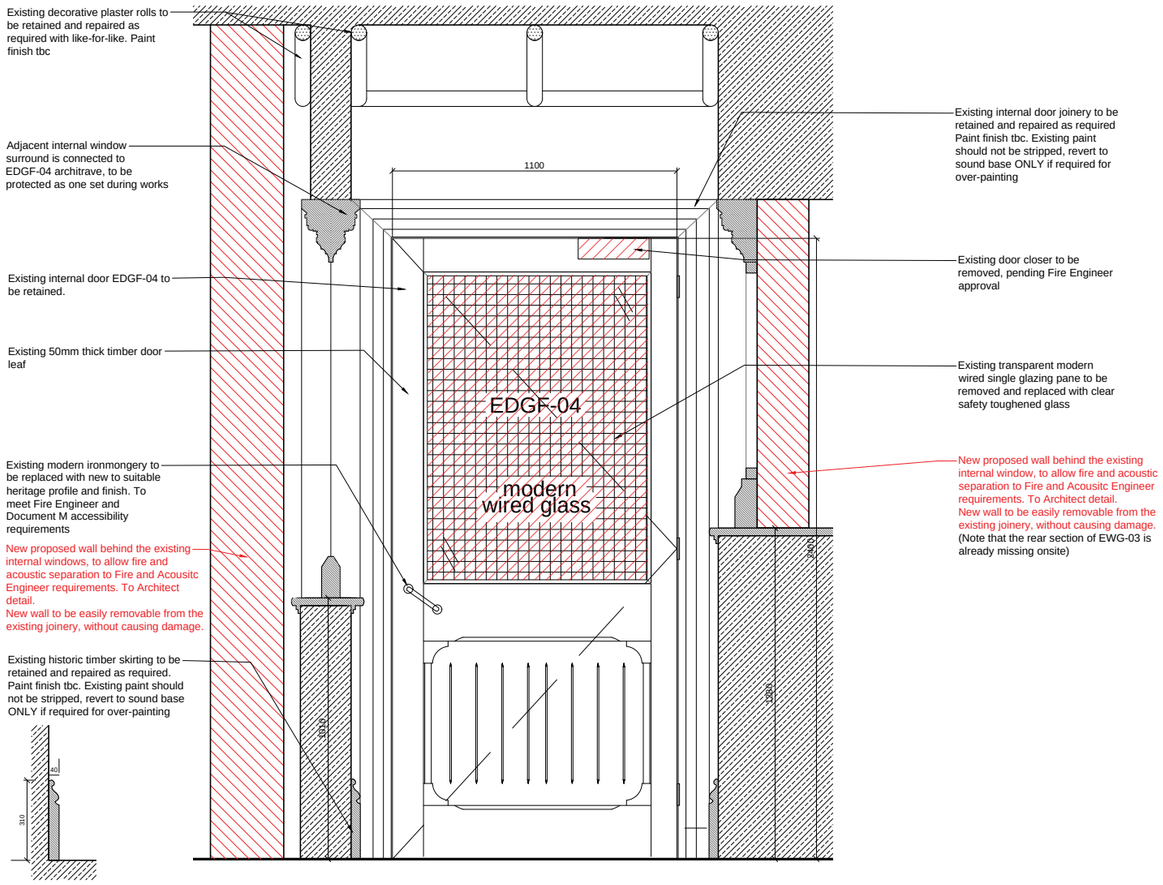


IMAGES OF EXISTING FEATURES

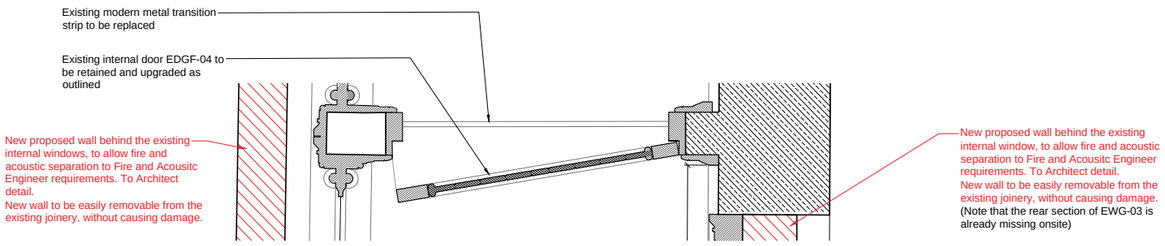
Image 01 - Existing Key Cupboard in Context

Image 02 - Detail (closed face)

Image 03 - Internal Detail



01 / 0004 Existing Vestibule Elevation - North & Existing Internal Door EDGF-04
1:10 @ A1



01 / 0004 Plan of Existing Internal Door EDGF-04
1:10 @ A1

NOTES

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- Local Authority Conservation Officer
- MEP Engineer
- Acoustic Engineer (AE)
- Fire Engineer (FE)
- Structural/ Drainage Engineer
- Architect

Access to the roof and all elevations is limited and roof condition and build-up to be confirmed

All products to be installed to manufacturer's requirements. Product systems to be used where practicable

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- Consultant issued & Khan + Li Architects information

Survey Information

- Drawings based on information from Khan + Li Architects only and all dimensions to be confirmed
- Timber survey to undertaken to establish integrity of key structural elements

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- Separating floors to achieve 60 minute fire protection; detail by others
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Note: existing retained timber to be splice-repaired with matching. Where new finish is required, timber should not be fully stripped of existing paint. Strip to sound base only and overpaint as required. Existing profiles shown are indicative only, confirm onsite.

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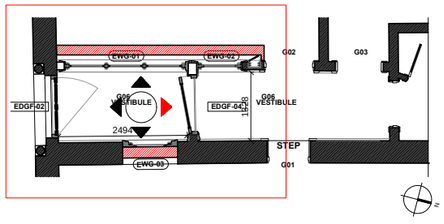
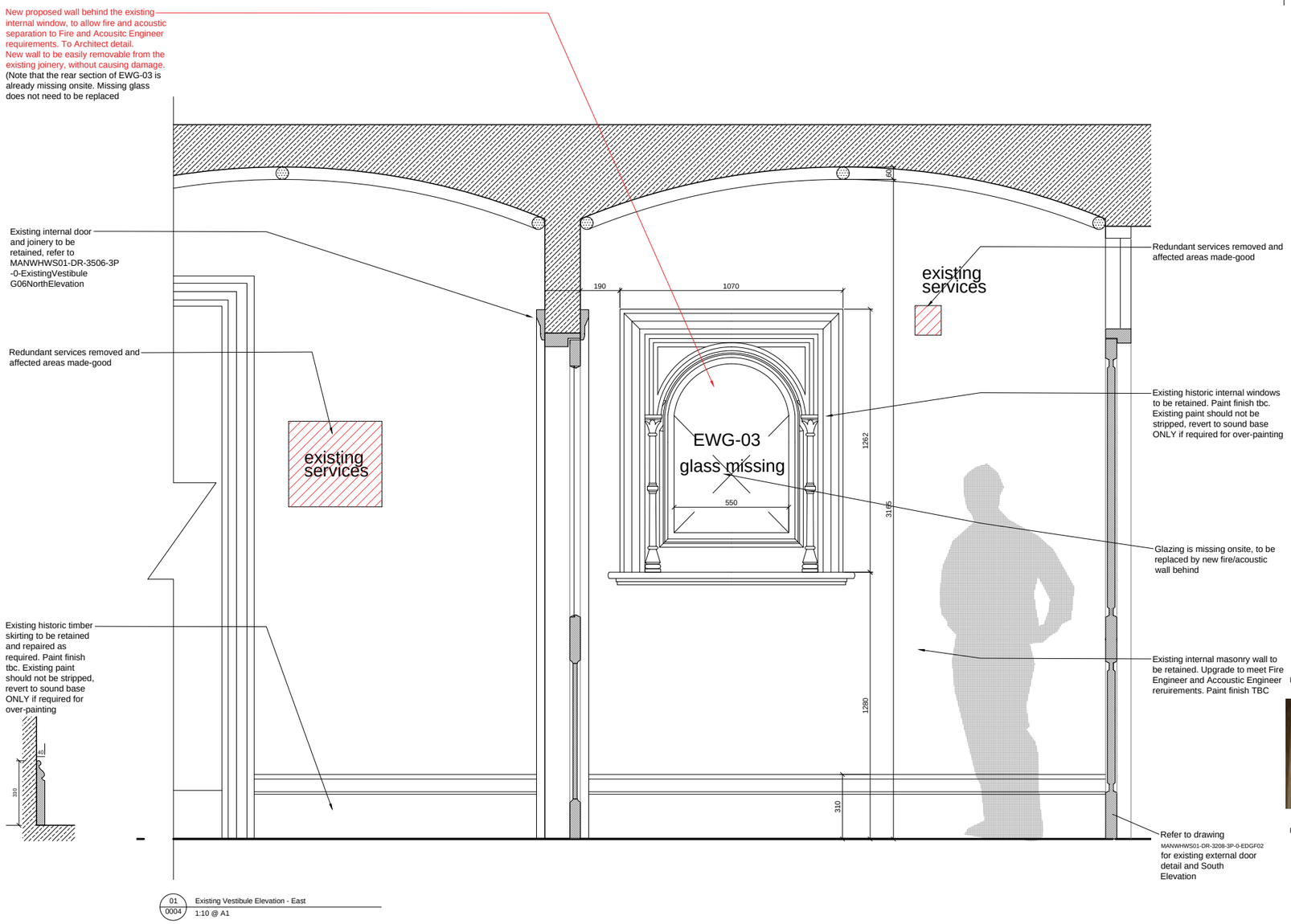
Note: Chloride bleach should not be used on historic ceramics, as it can encourage salt crystallisation under the glaze.

IMAGES OF EXISTING CONDITION

KEY PLAN





01 0004 Existing Vestibule Elevation - East
1:10 @ A1

NOTES

General

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- Local Authority Conservation Officer
- MEP Engineer
- Acoustic Engineer (AE)
- Fire Engineer (FE)
- Structural/ Drainage Engineer
- Architect

Access to the roof and all elevations is limited and roof condition and build-up to be confirmed

All products to be installed to manufacturer's requirements. Product systems to be used where practicable

Drawings to be read in conjunction with:

- Donald Insall Associates information
- Consultant issued & Khan + Li Architects information

Survey Information

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Tiles

Given the age of the building it is assumed the tiles would be classed as 'Industrial Tiles' based on Historic England Guidance.

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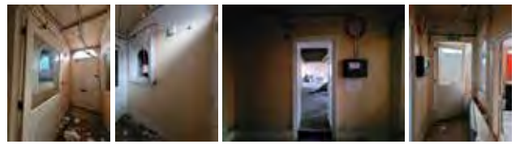
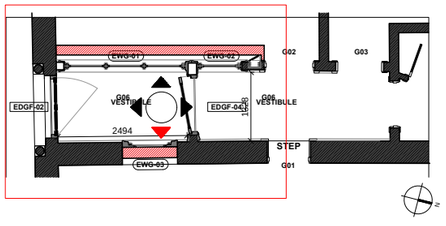
Note: Chloride bleach should not be used on historic ceramics, as it can encourage salt crystallisation under the glaze.

IMAGES OF EXISTING CONDITION



KEY PLAN



New proposed wall behind the existing internal windows, to allow fire and acoustic separation to Fire and Acousitc Engineer requirements. To Architect detail.
New wall to be easily removable from the existing joinery, without causing damage.

Existing trefoils carved into existing timber window surround

Existing historic internal window set EWG-01 to be retained. Paint finish tbc. Existing paint should not be stripped, revert to sound base ONLY if required for over-painting

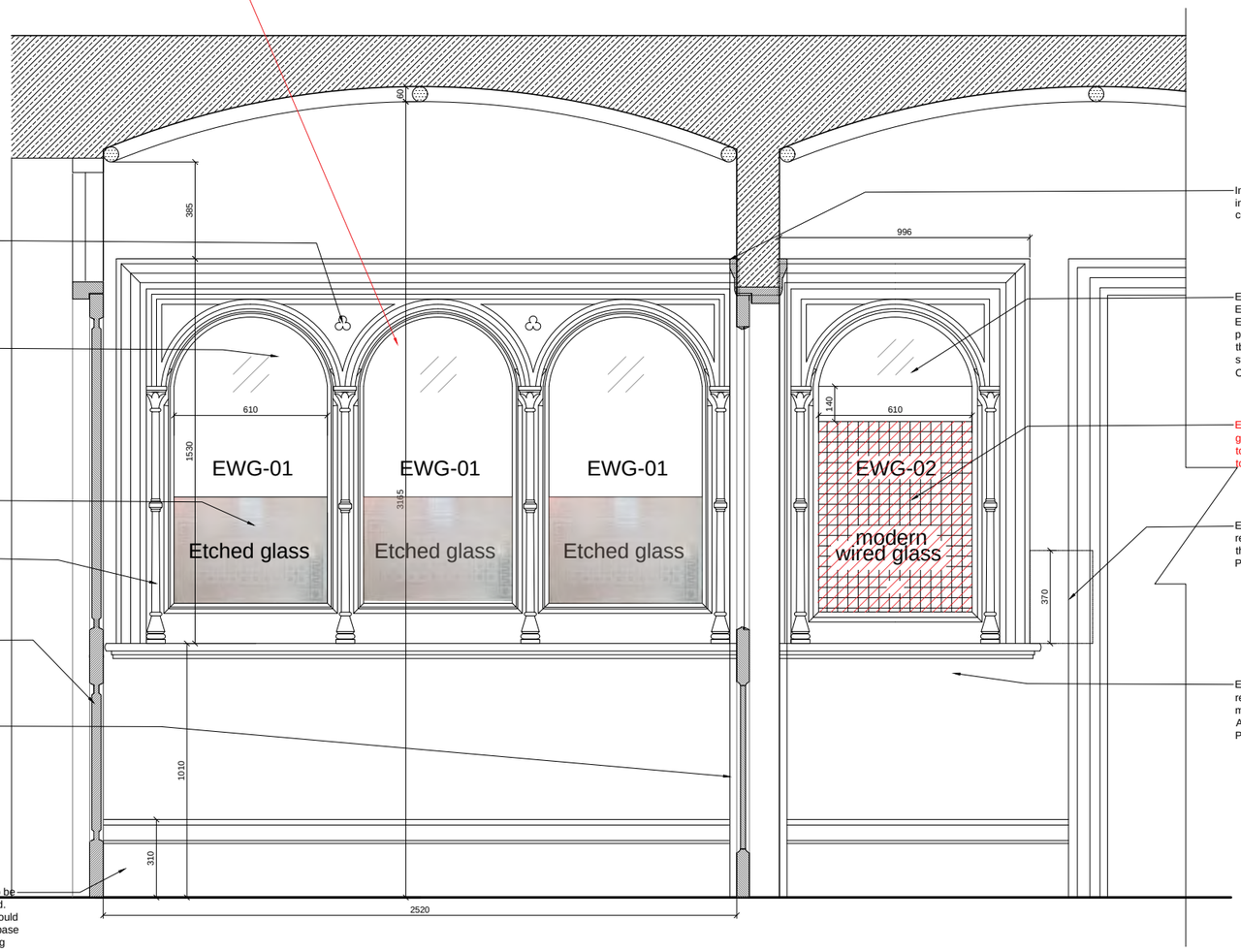
Existing transparent etched and plain glazing to be retained

Existing semi-engaged carved timber columns with foliage decoration to capitals

Existing external door and joinery to be retained for upgrade, refer to MANWHWS01-DR-3208-3P-0-EDGF02

Existing internal door and joinery to be retained, refer to MANWHWS01-DR-3506-3P-0-ExistingVestibule G06NorthElevation

Existing historic timber skirting to be retained and repaired as required. Paint finish tbc. Existing paint should not be stripped, revert to sound base ONLY if required for over-painting



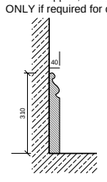
Internal window surround and internal door surround are connected, to be treated as a set

Existing historic internal window EWG-02 to be retained. Note that EWG-02 has a different frame profile than EWG-01. Paint finish tbc. Existing paint should not be stripped, revert to sound base ONLY if required for over-painting

Existing transparent single glazing to EWG-02 is not historic, to be replaced with safety toughened glass

Existing historic key compartment recessed into the other side of this wall, to be retained. Refer to Plan Drawing for further detail

Existing internal wall to be retained. Separate upgrade to meet Fire Engineer and Accoustic Engineer requirements. Paint finish TBC



01 / 0004 Existing Vestibule Elevation - West
1:10 @ A1

General

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- MEP Engineer
- Acoustic Engineer (AE)
- Fire Engineer (FE)
- Structural/ Drainage Engineer
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- Window/ Door specification to agreed with Local Authority Conservation Officer & Building Control Officer

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- Apply a mild synthetic detergent (Ph neutral) and carefully scrub with a soft bristle brush. Remove access water with a dry cloth. Repeat until tiles are clean.

Note: Chloride bleach should not be used on historic ceramics, as it can encourage salt crystallisation under the glaze.

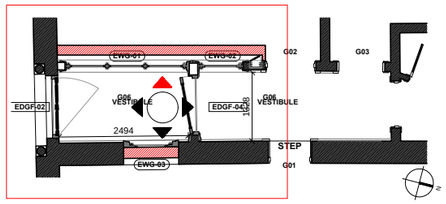
SAMPLE OF EXISTING IMAGES

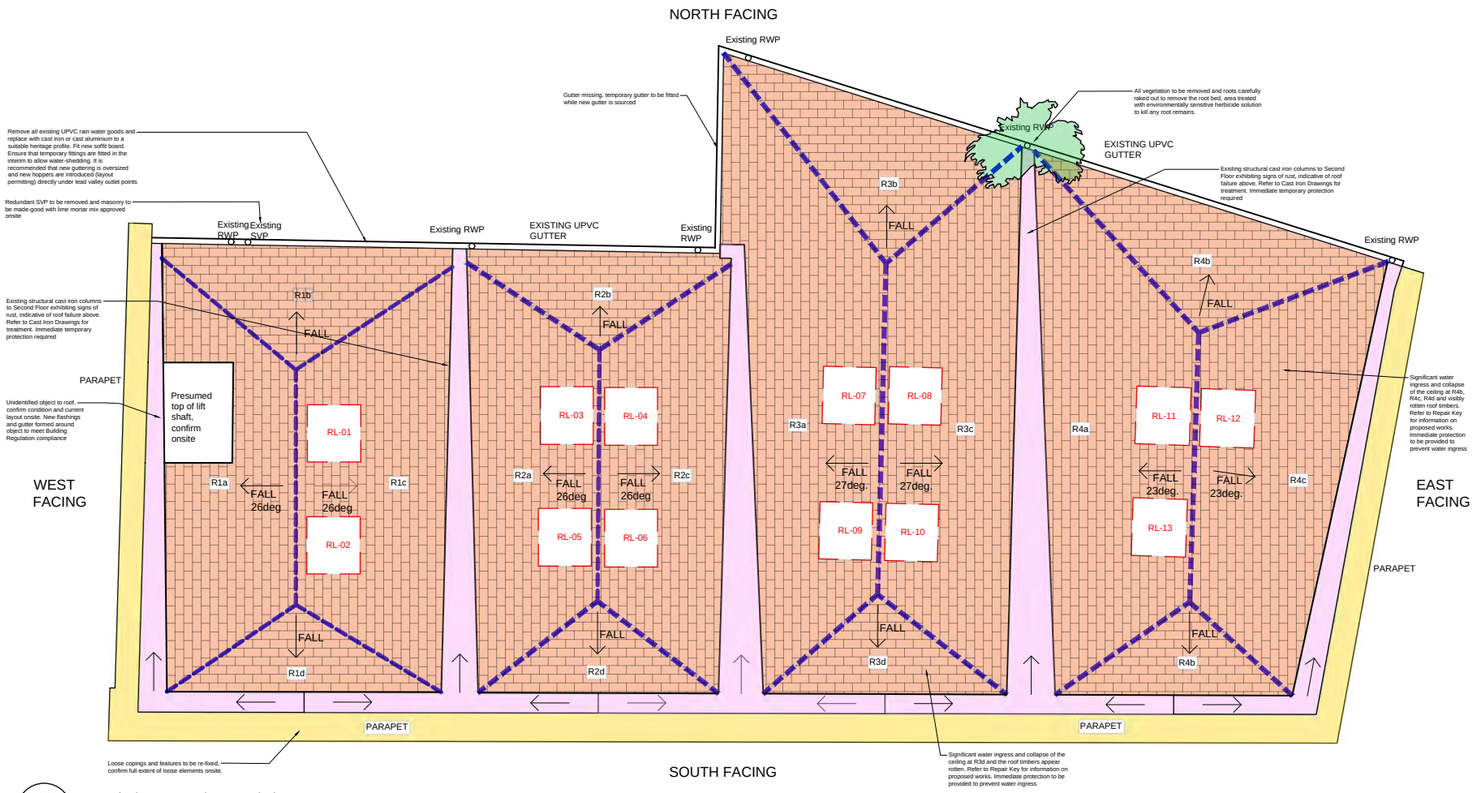
Carved capital detail

EWG-01 Existing View

EWG-02 Existing View

KEY PLAN





03
0003

Roof Plan - Repairs to Existing

1:100 @ A3

EXTERNAL REPAIRS KEY

Masonry Repairs

Existing parapets to be assessed onsite by fingertip survey, pending roof access. Masonry to be repaired as required, deteriorated brickwork to be replaced to match existing and loose copings and features to be re-fixed.

Roof Repairs

Full design review to be undertaken of the existing lead valleys / gutters/ waterproofing. Details to comply with the British Lead Sheet Association guidance, to include new falls. Fit on site. Roof deck to be replaced with like-for-like

Strip and overhaul roof, new breather membrane, battens and refit existing assumed Westmoreland slate. Record existing roof before stripping, to include slate coursing pattern. Slate to be stripped and graded and relaid to match existing. Any shortfall to be made-up with matching slates. New breathable insulation to be considered between the rafters. Full scaffold enclosure may be required to mitigate water ingress during works, where scaffold is required it is to be designed to avoid impact on existing fabric. Full inspection to be undertaken of structure when exposed and repairs undertaken to Structural Engineer requirements, to include timber ends imbedded in masonry.

Vegetation to be removed and roots carefully raked out to remove the root bed, area treated with environmentally sensitive herbicide solution to kill any root remains. Affected material to be made-good

Existing hip/ ridge details to be confirmed onsite. Upgrade with new to match existing, to modern standards. Blue/grey tile assumed to ridge, confirm onsite. See Standard Detail Sheet 13F: Hip Soakers, for lead option

Windows

New proposed window/door to meet acoustic and security requirements. Product to 'conservation rooflight' by The Rooflight Company, or equivalent. Refer to Window Schedule. New rooflight to provide roof access by drop-down ladder or similar

Existing rooflight removed and opening made-good as required. Refer to Window Schedule

New proposed window/door to meet acoustic and security requirements. Product to 'conservation rooflight' by The Rooflight Company, or equivalent. Refer to Window Schedule

STRUCTURAL WORKS : GENERAL NOTES

For all structural interventions and additions refer to information provided by Healey Consulting Structural Engineers

N

G)

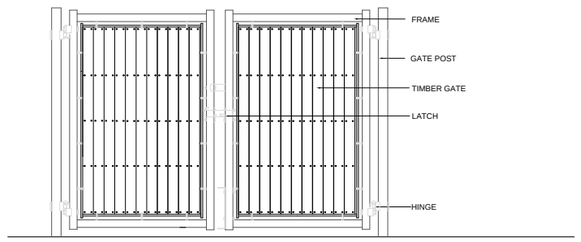
Detail developed for roof repairs and upgrade to include new rooflights.

It is proposed that services are routed to discreet outlets in the roof, detail provided in the Appendix. New services will not manifest at the external elevations.

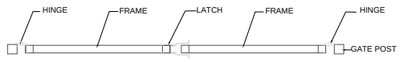
H)

New proposed gate to the existing archway, as per Architect drawings.

SOUTH ELEVATION
SCALE: 1:50



ELEVATION



PLAN

SCALE: 1:10

KEY PLAN

NOTES

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LAYOUT BASED ON SURVEY DRAWINGS, SUBJECT TO VALIDATION OF SITE SURVEY

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH DONALD INGALL ASSOCIATES DRAWINGS, CONDITION REPORT AND DESIGN & ACCESS STATEMENT.

KEY LEGEND

DIMENSION LINE AND REFERENC

No	DESCRIPTION	DATE	DRAWN BY	CHKD BY	APPROVED BY
01	Preliminary issue	03/06/2022	CA	SG	AL

SCALE @ A1	ISSUING OFFICE	PROJECT NO.
1:50, 1:10	DESIGN STUDIO STOCKPORT	0001

CLIENT APPROVAL

X	A - APPROVED
-	B - APPROVED WITH COMMENTS
-	C - DO NOT USE

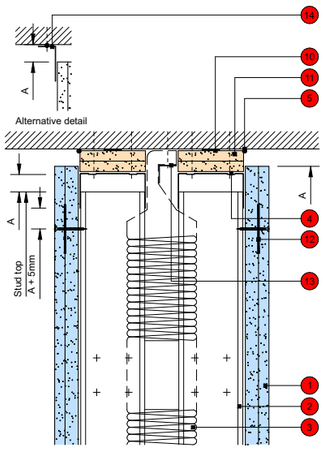
STATUS	PURPOSE OF ISSUE
S1	FOR INFORMATION

PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK

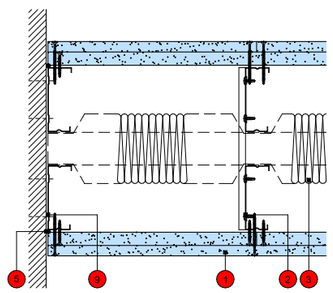
DRAWING TITLE
D-01 - Proposed Gate

CLIENT
Waterside Residence Limited

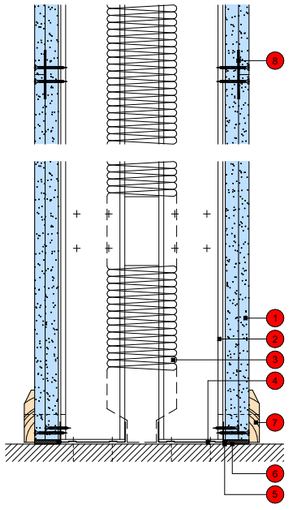
PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REV
RWH -	KLA	- ZT -	ZZ -	DR -	A -	040603 -	01



Deflection head
Downward (vertical) movement



Wall abutment



Base and horizontal board joint

1 Inner layer 19mm Gyproc plasterboard fixed horizontally to each stud with t suitable British Gypsum screws. Outer layer Gyproc plasterboard or Glasroc specialist board fixed with suitable British Gypsum screws at 300mm centre (200mm centres at external angles)

2 Two lines of Gypframe 'C' studs at specified centres cross braced with Gypframe 99 FC 50 Fixing Channel at 3600mm centres (staggered by 1800mm between stud pairs) fixed to each stud with four suitable British Gypsum wafer head screws

3 Isover insulation and/or stone mineral wool where required

4 Gypframe Channel suitably fixed to floor at 600mm centres in two lines staggered by 300mm. Deep Channel for heights between 4200mm and 8000mm or Extra Deep Channel for heights over 8000mm

5 Gyproc Sealant for optimum sound insulation

6 Gyproc jointing material bulk fill where gap exceeds 5mm

7 Indicative Skirting

8 Gypframe GFS1 Fixing Strap progressively inserted between board layers to support outer layer horizontal board joints

9 Gypframe 'C' stud suitably fixed to wall at 600mm centres in two lines staggered by 300mm

10 Gyproc FireStrip

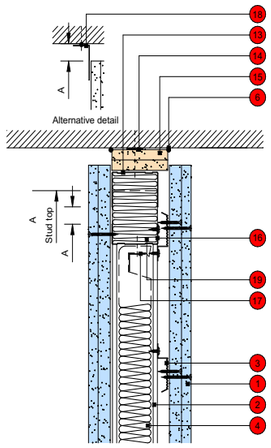
11 One or two channel width strip(s) of board. Two strips pre-fixed to channel with suitable British Gypsum screws at 600mm centres

12 Gypframe GFS1 Fixing Strap fixed through board to studs with suitable British Gypsum screws at 1200mm centres to receive uppermost board fixings (no fixings into head channel)

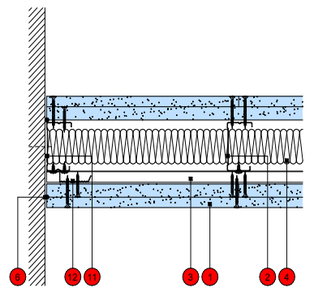
13 Gypframe steel angle or timber batten suitably fixed to soffit to retain insulation where required

14 Two 50mm width strips of Glasroc F FireCase fixed to soffit with suitable fire resistant fixings at 600mm centres, or Gypframe GA4 or GA7 Steel Angle bedded on bead of Gyproc Sealant and fixed to soffit with suitable fire resistant fixings at 600mm centres

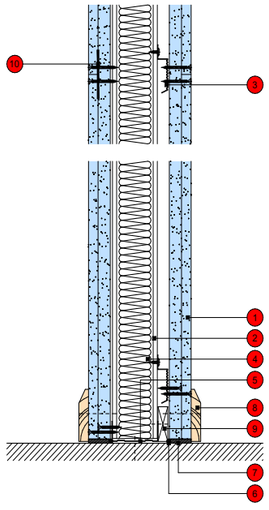
Proposed typical wall detail - Type 01 (separating walls)



Deflection head
Downward (vertical) movement



Wall abutment



Base and horizontal board joint

1 Inner layer 19mm Gyproc plasterboard fixed horizontally to each stud with two suitable British Gypsum screws. Outer layer Gyproc plasterboard or Glasroc specialist board fixed with suitable British Gypsum screws at 300mm centres (200mm centres at external angles)

2 Gypframe 'C' studs at specified centres

3 Horizontal Gypframe RB1 Resilient Bars at specified centres fixed to all studs with suitable British Gypsum wafer head screws

4 Isover insulation where required

5 Gypframe Channel suitably fixed to floor at 600mm centres (in two lines staggered by 300mm for 94mm and 148mm channels). Deep Channel for heights between 4200mm and 8000mm

6 Gyproc Sealant for optimum sound insulation

7 Gyproc jointing material bulk fill where gap exceeds 5mm

8 Indicative skirting

9 15 x 50mm timber packer suitably fixed to metal framework

10 Gypframe GFS1 Fixing Strap progressively inserted between board layers to support outer layer horizontal board joints

11 Gypframe 'C' stud suitably fixed to wall at 600mm centres (in two lines staggered by 300mm for 92mm and 146mm studs)

12 Short lengths of Gypframe RB1 Resilient Bar between horizontal lengths fixed to studs with suitable British Gypsum wafer head screws

13 Gypframe Deep Channel or Extra Deep Channel suitably fixed through board to soffit at 600mm centres (in two lines staggered by 300mm for 94mm and 148mm channels)

14 Gyproc FireStrip

15 One or two channel width +15mm (ie. 72+15mm) strip(s) of board. Two strips pre-fixed to channel with suitable British Gypsum screws at 600mm centres

16 Gypframe Channel noggings with ends notched around studs and fixed with suitable British Gypsum wafer head screws, to receive uppermost board fixings (no fixings into head channel)

17 Gypframe steel angle or timber batten suitably fixed to nogging to retain insulation where required

18 Two 50mm width strips of Glasroc F FireCase fixed to soffit with suitable fire resistant fixings at 600mm centres, or Gypframe GA4 Steel Angle bedded on bead of Gyproc Sealant and fixed to soffit with suitable fire resistant fixings at 600mm centres

19 Stone mineral wool 33kg/m³ minimum density by others

Proposed typical wall detail - Type 02 (general wall partition)

I)

Detail developed on internal wall finishes and stud wall construction, as per Architect drawings.

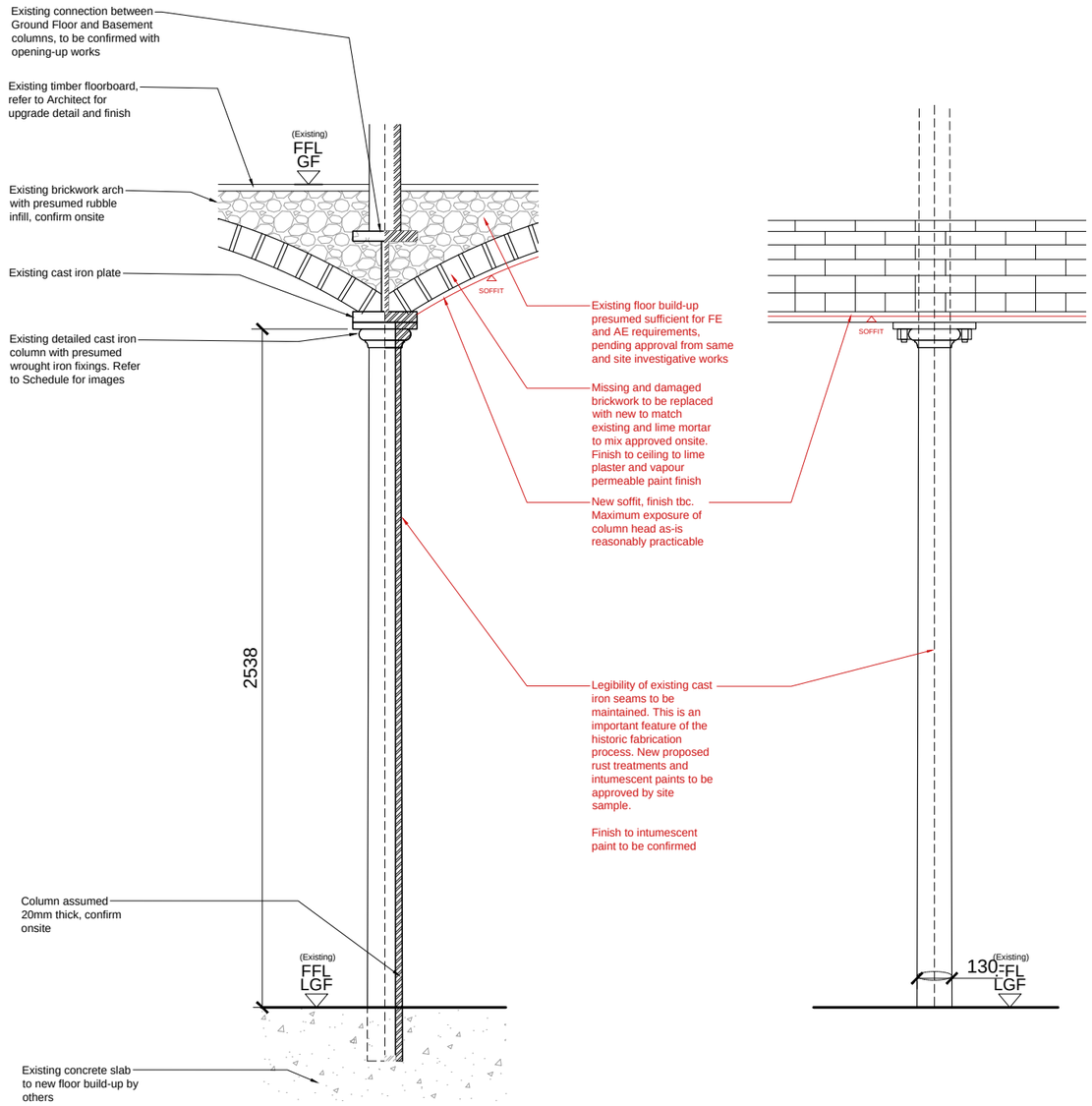
Full drawings available in the Appendix

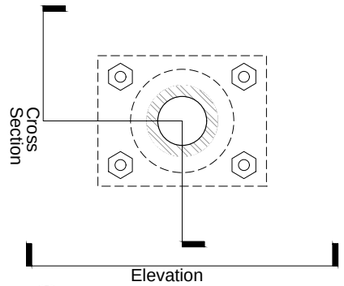
J)

Developed design on treatment of the cast iron column & floor system. These structural elements are an important part of the existing fabric. It is proposed that it is retained throughout and upgraded for thermal/ fire/ acoustic performance.

The adjacent drawing shows a sample only, refer to the Appendix for the full suite and the corresponding MANWHWS01-SH-3902-3P-0-ScheduleOfExistingCast IronColumns

Note also that these drawings are indicative of design intent only and will be further developed to ensure Building Regulation compliance.



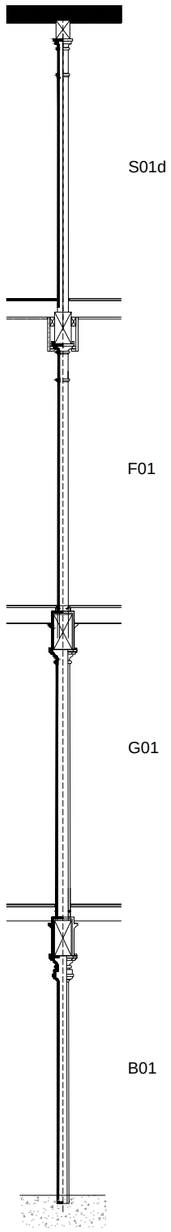


03 / 0001 Column Type 03 - Reflected Plan
1:5 @ A1

01 / 0001 Column Type 02 - Existing Section & Proposed Works
1:10 @ A1

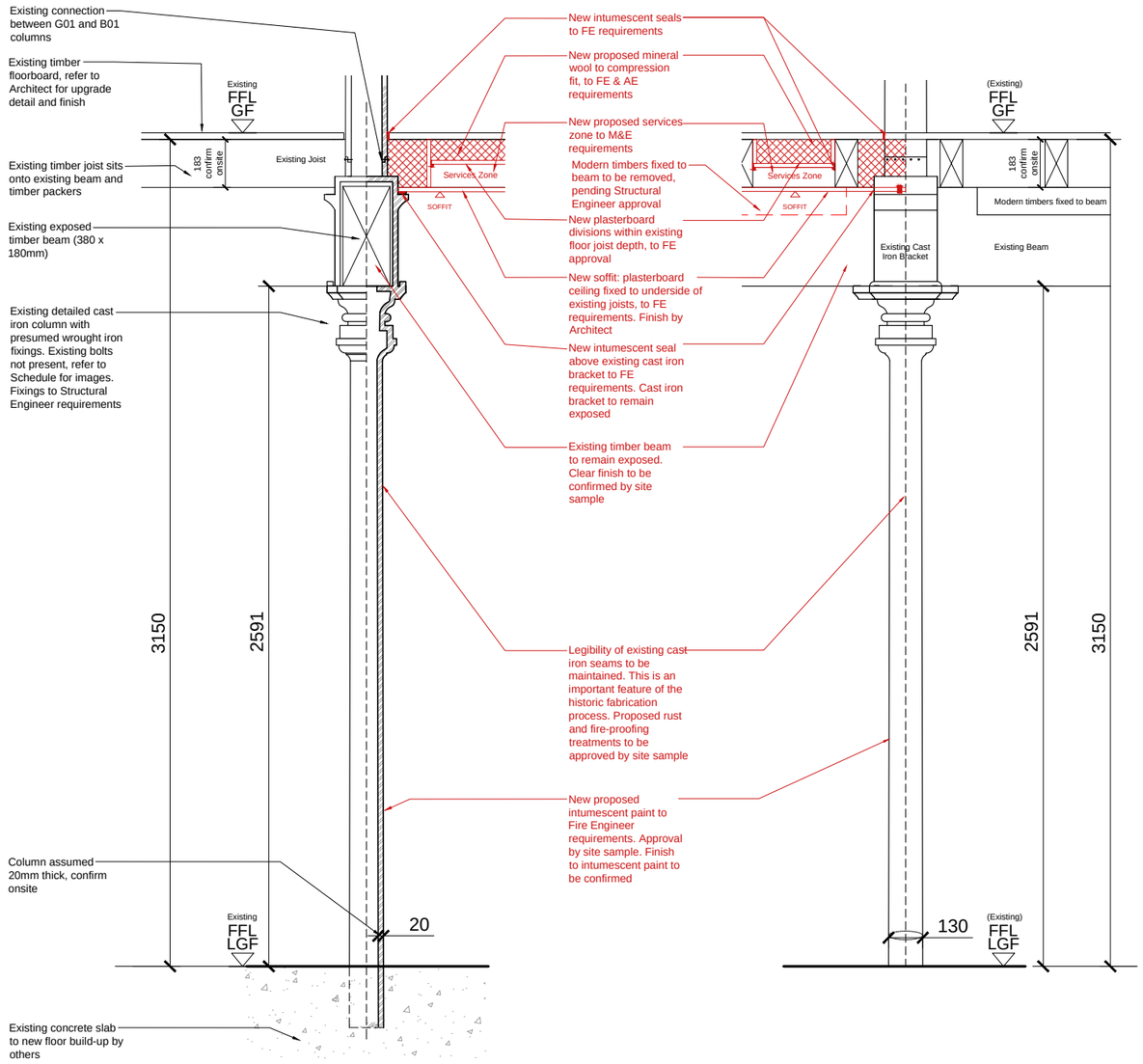
02 / 0001 Column Type 02 - Existing Elevation & Proposed Works
1:10 @ A1

03 / 0001 Column Type 02 - Sample Image of Existing
n.t.s @ A1

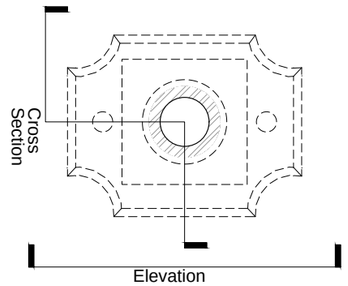


Sketch indicating how the existing columns are connected through the building's main spaces.

01 0001 Column Type 01 - Existing Section & Proposed Works
1:10 @ A1



02 0001 Column Type 01 - Existing Elevation & Proposed Works
1:10 @ A1



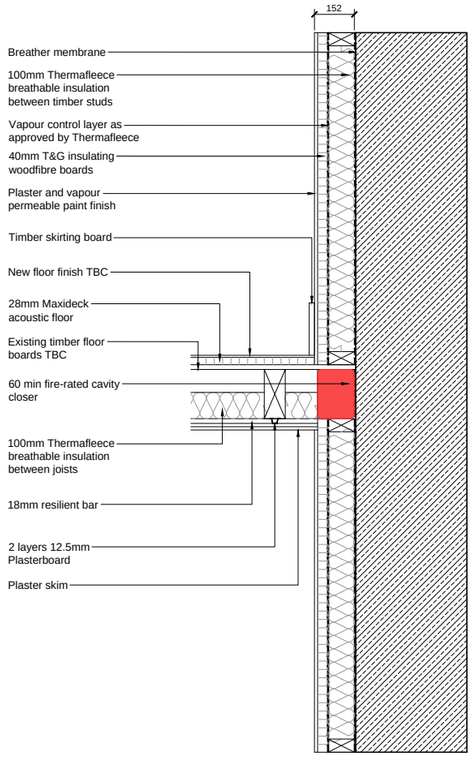
03 0001 Column Type 01 - Reflected Plan
1:5 @ A1

03 0001 Column Type 01 - Sample Image of Existing
n.t.s @ A1

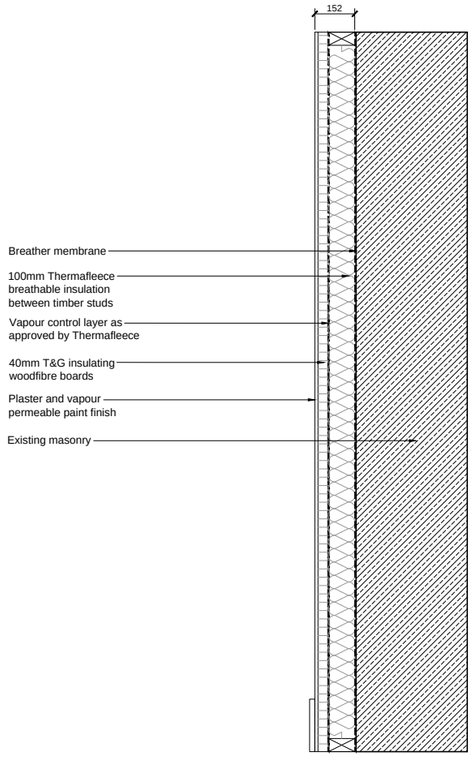
K)

Detail developed for proposed elevation repairs and thermal upgrade options for the existing walls. The existing wall thermal upgrade will be contingent on Client budget, so a range of options are shown in the drawing.

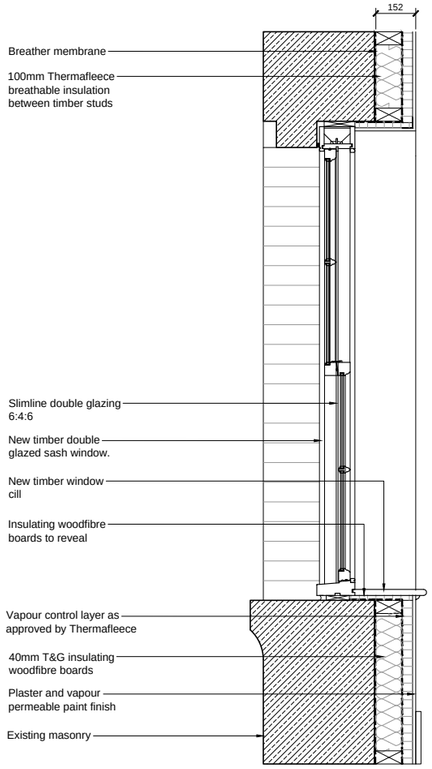
Refer to the Appendix for the full suite of Elevation Repair drawings.



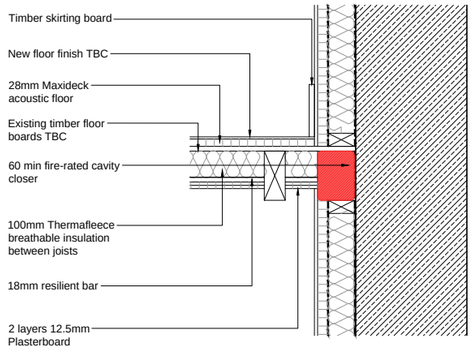
01 0001 Proposed Details - Typical Floor Detail (Option 01)
1:10 @ A1



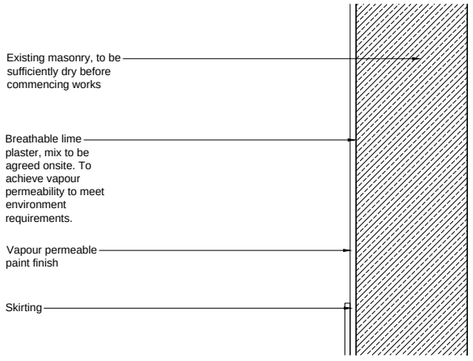
02 0001 Proposed Details - Typical Wall Detail
1:10 @ A1



03 0001 Proposed Details - Typical Window Detail
1:10 @ A1



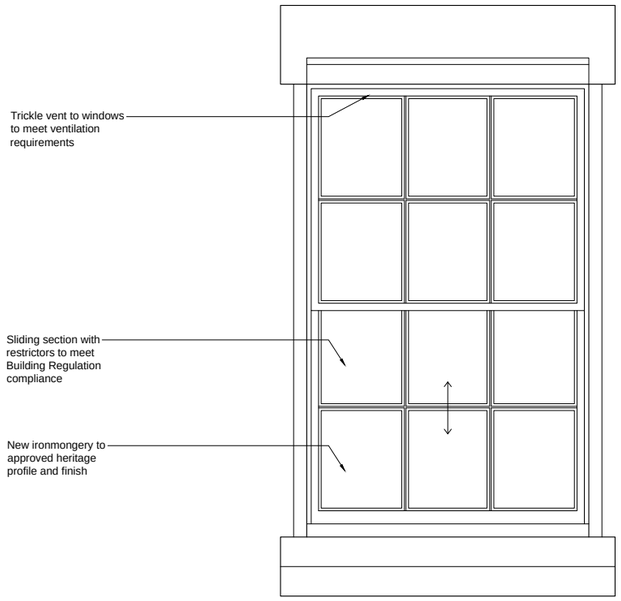
01 0004 Proposed Details - Typical Floor Detail (Alternative Detail)
1:10 @ A1



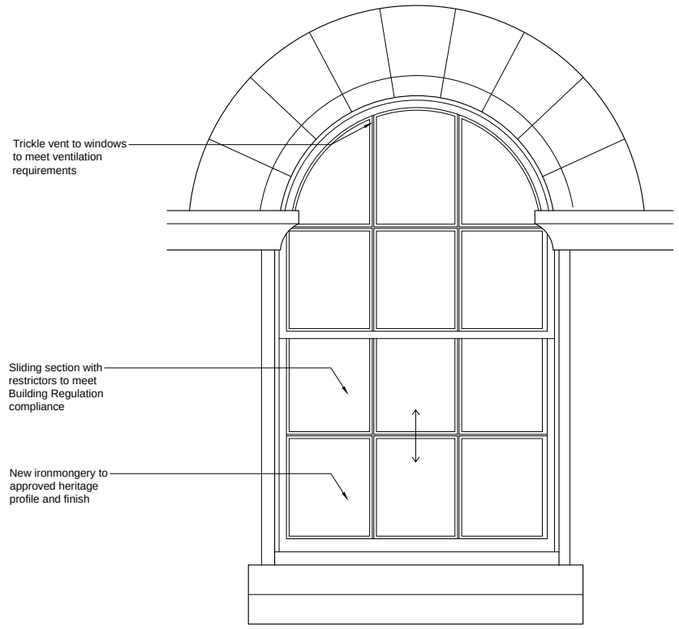
05 0001 Proposed Details - Typical Wall Detail (Alternative Detail)
1:10 @ A1

L)

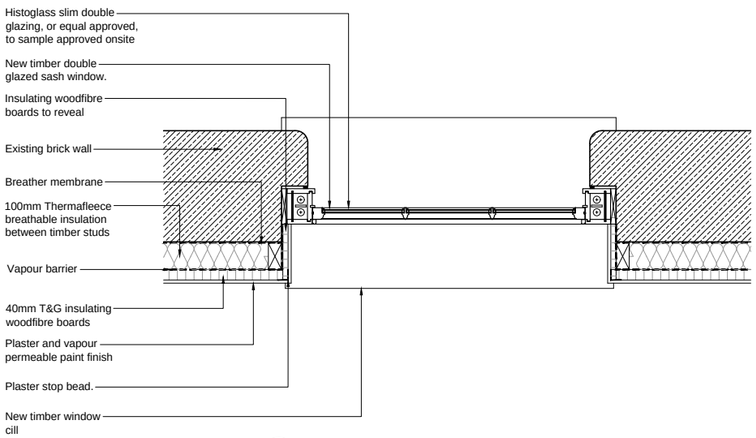
Existing windows to be replaced with new timber sash windows, to allow for thermal and acoustic upgrade and a more sensitive historic appearance.



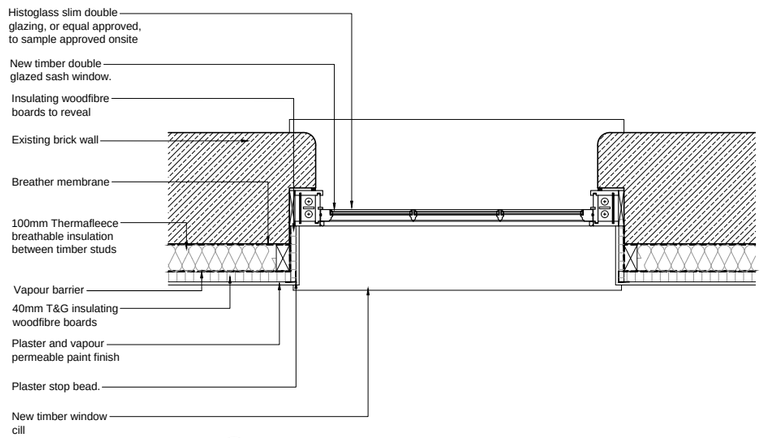
01 0002 Proposed Details - Typical Window Elevation Type 01
1:10 @ A1



02 0002 Proposed Details - Typical Window Elevation Type 02
1:10 @ A1



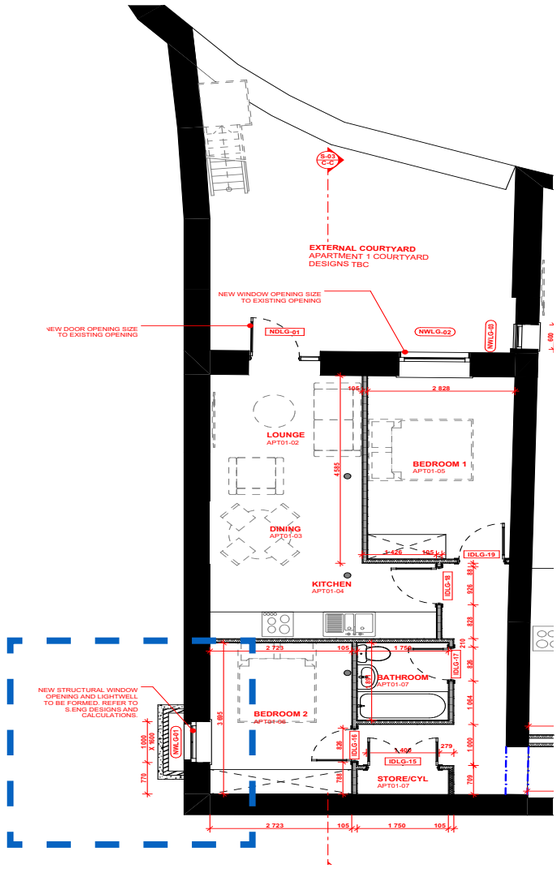
03 0002 Proposed Details - Typical Window Detail Type 01
1:10 @ A1

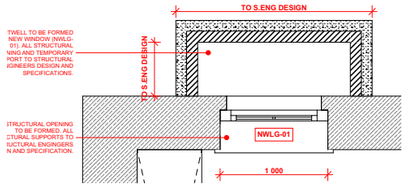


04 0002 Proposed Details - Typical Window Detail Type 02
1:10 @ A1

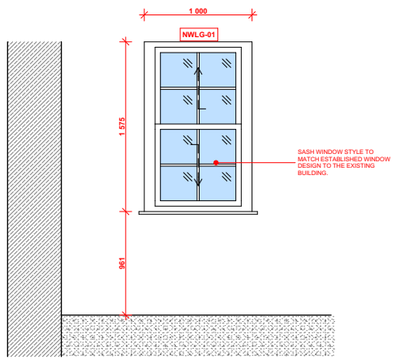
M)

Detail on new proposed modern window and lightwell at the lower ground floor bedroom in Apartment 01. Further information as available in the Appendix

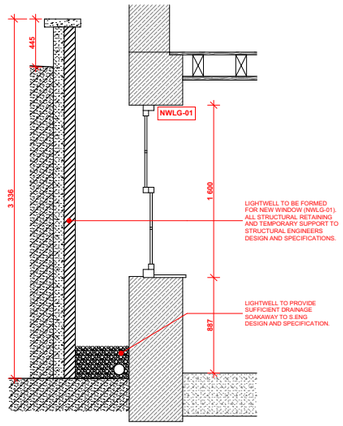




(NWLG-01) PLAN VIEW
SCALE: 1:20

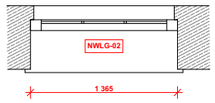


(NWLG-01) ELEVATION VIEW
SCALE: 1:20

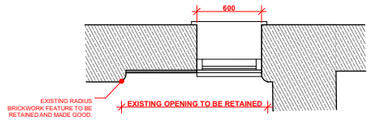


(NWLG-01) SECTION VIEW
SCALE: 1:20

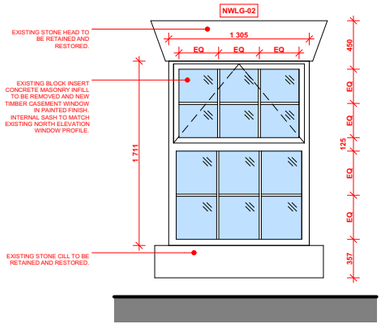
3D VIEW - (NWLG-01)



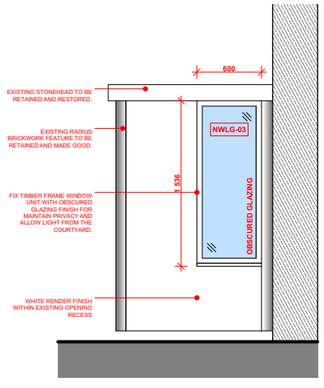
(NWLG-02) PLAN VIEW
SCALE: 1:20



(NWLG-03) PLAN VIEW
SCALE: 1:20



(NWLG-02) ELEVATION VIEW
SCALE: 1:20



(NWLG-03) ELEVATION VIEW
SCALE: 1:20

3D VIEW - (NWLG-02+03)

M)

Detail on new proposed internal & external modern windows and doors in formed openings by Architect. Further information as available in the Appendix

4.3 Summary of the Building's Condition

In recent years the building has had several alternative uses and functions, some internal alterations have taken place. Regardless, the building seems to have undergone a steady decline leading to the current condition, which now needs a scheme of considered conservation repairs and refurbishment to offer the building a new lease of life for the years ahead.

Refer to the Appendix for the full Condition Report undertaken by Donald Insall Associates, November 2022.

Condition Overview

Roofs
Access to the roof was not available. Also, due to the topography of the town a suitable vantage point to view the roof was not possible. A determination of the key roof failings was possible from internal inspection. However, the accuracy of materials and the formation of the roof should be confirmed once high-level access can be offered.

The roof is of traditional slate covering with clay ridge tiles over 4 bays with internal leaded valleys falling to the north. The south, east and west elevation have a parapetted frontage with the rear north facing elevation served by a modern upvc gutter that is part missing. It is possible that patch repairs may have occurred to the slates and leadwork that are not visible.

The roof is in a poor condition with multiple sections of water ingress, causing significant damage to the interior. The failure seems to be linked to the lead valleys and parapet valleys, a common issue in old buildings.

We would recommend that the roof is completely stripped and overhauled. The lead valleys should be redesigned to meet current regulations on fall, stepping, and code thickness. A new rear guttering should be oversized to increase capacity to cope with our changing weather patterns. As part of the roofing overhaul our client should take the opportunity to upgrade the roof with natural breathable insulation and membranes.

We would also recommend that a timber survey be carried out to establish the condition of key structural elements such as the truss, purlin and secondary timbers, in particular their seating into the solid masonry walls.

Structure
The external walls consist of solid masonry, internally the floors are supported by timber beams with secondary timber joists. Intermediate cast iron columns provide structural support and look in good order.

There are some visible cracks to the Water Street elevation and this has been noted in the report. A separate Structural Report has been prepared by Healey Consulting. It advises that the cracking dos not cause concern but should be treated with crack stitching.

External Stonework & Brickwork
The majority of the external is brick, with the introduction of feature stonework to the plinth, window and door arches and surrounds, string courses, banding, and lintels. Water Street is by far the most decorative elevation and is in relatively good order. Some relatively minor stone and brickwork repairs are required.

The West facing elevation contains a large mural the full height. No real areas of concern, but the presumed cementituous render should be monitored for signs of water ingress and damage to masonry substrate.

The north and east facing elevation comprise brickwork with stone lintels and cills, these elevations are utilitarian. Most defect relate to the leaking rain water goods but on the whole are cosmetic.

The principal issue with the external structure will be damp due to water retention. The leaky roof will have caused the external fabric to become saturated in parts. The proposed works should allow appropriate time within the programme for drying out. This will mitigate the risks of latent defects such as damp and possible dry rot outbreaks. Drying out timescale will be confirmed as part of any timber and damp surveys.

Windows
Predominantly modern, with a handful of windows which could be earlier. These have been identified in the Condition Report and Window drawings.

Interior Finishes
Given the industrial nature of the building internal finishes are scares. Virtually all the original wall plaster has been lost and replaced with modern gypsum plaster. As too the ceilings to the warehouse spaces. The floors still retain timber boards although it is difficult to confirm if these are original.

Rooms G02, 3, and 6 do retain what we assume to be the original plan form of the buildings administration office and reception. These rooms retain decorative screening to the vestibule, original voulted plaster ceilings, timber skirting and architraves. These areas should be preserved and incorporated into the proposed design.

Doors
Virtually all the internal doors have been removed and or replaced with new of no historic value. The front door (EDGF-02) offers historic value and adds to the character of the front elevation and should be retained and refurbished. The vestibule door EDGF-04 also appears to be original and should be retained as part of the proposals.

4.13a *Damp in Ceiling due to roof failure*

4.13b *Cracking to South Elevation & friable masonry*

4.13c *Water damage due to failing rainwater goods*

4.14 *Water ingress to ceiling and rotting timbers*

4.15 *Damaging cementitious repairs to South Elevation*

4.16 *Water ingress damage to cast iron columns*

5.0 Further Design Considerations

5.1
Access to Site
The site is located at Water Street, Rochdale. This is a double lane vehicular road with footpaths to either side. Both vehicular and pedestrian access is available to the building.

Refuse, Recycling and Bicycle Storage
External areas have been allocated for refuse, recycling and bicycle storage. This area is located under the existing arch, with gated access.

Accessibility to the Property
Due to the listed status of the building there are obvious limitations to the amount of alteration that can be made to achieve DDA compliance.

There is an existing level-entry access at the site and lift available, to be retained. There is existing stepped access to some of the entrances due to external and internal level changes.

5.2
Sustainability

Various thermal upgrades are proposed to the building, product to be confirmed to suit Client budget. These thermal upgrades include: new windows, breathable insulation application to walls and roof, internal floor upgrades.

The existing fabric will be repaired, allowing it to survive for future generations.

6.0 Summary

The below summary outlines the proposed changes to previously approved applications and the potential internal and external impact of same.

The developed design of window and door elements strives to achieve a greater legibility of the existing historic fabric and original plan forms whilst achieving acoustic and thermal upgrades. To include; clearer reading of the archway opening and full height window to the principal south elevation; consistency to the size and appearance of the external doors to the principal south elevation; new sash windows to reinstate a sense of the historic openings; and a new fit-for-purpose window to the north elevation.

A study has been undertaken on the existing vestibule at G06, to record the existing elements and incorporate into the new design to Architect detail.

Repair details have been developed, to include roof and external wall drawings.

A new gate has been detailed for the north and south elevation archways, to allow easier access to proposed external areas such as refuse and bicycles.

Detail has been developed for new internal wall finishes, stud wall constructions and treatment of the existing cast iron column systems, to review sensitivity of new interventions in achiveing the required brief.

6.2 Conclusion

The adaptive resue of this currently vacant building into apartments will facilitate regeneration of exisitng historic fabric within Rochdale and repair of this Grade II Listed Building. This building is noted in the Historic England List Entry as 'the last surviving remnant of a mill structure in central Rochdale', and it is important to encourage its adaptive reuse.

The minor adjustements proposed to the previously approved scheme intend to achieve the same results but instate a clearer legibilty of the building's historic industrial past.

The adjustments also demonstrate developed detailing, to understand how to approach works in a manner sensitive to the protected charater of this building.

Appendix I - Statutory List Description

Heritage Category: Listed Building
Grade:II
List Entry Number: *1470233*
Date first listed: 27-Apr-2020
List Entry Name: Waterside House
Statutory Address: 7 Water Street, Rochdale, OL16 1TL

Location
Statutory Address: 7 Water Street, Rochdale, OL16 1TL
The building or site itself may lie within the boundary of more than one authority.
District: Rochdale (Metropolitan Authority)
Parish: Non Civil Parish
National Grid Reference: SD8994313290

Summary
Engine house and mill warehouse. The engine house was built in the late 1820s, the warehouse was built in two main phases; one before 1844, when the engine house was also heightened; and one between 1851 and 1872. The engine house and warehouse were re-fronted in 1872.

Reasons for Designation
Waterside House, an engine house and mill warehouse of C19 date, being the surviving elements of Water Street Mill, is listed at Grade II for the following principal reasons:

Architectural interest: * an early surviving engine house for a steam-powered beam engine in a woollen mill context;

* a well-detailed decorative façade added to the warehouse and engine house in 1872, illustrating in the fabric of the building the importance of outward display in attracting potential customers.

Historic interest: * representing the forward-thinking investment of a progressive mill owner, Water Street Mill was one of the earliest steam-powered woollen mills in the area at the time when water-power remained commonplace;

* as the last surviving remnant of a mill structure in central Rochdale.

History
Waterside House is the engine house and warehouse range of Water Street Mill, an early steam-powered woollen mill. The mill and engine house were built in the late 1820s and the warehouse was built in two main phases in the mid-to later-C19.

Water Street Mill was built by the firm of William Chadwick, one of Rochdale's largest woollen manufacturers of the early C19. The site was empty on an 1824 map of Rochdale (in Baines' History, Directory and Gazetteer of Lancashire, published in 1825, surveyed by William Swires), but the mill and engine house are shown on a map of 1831 (Plan of Rochdale, John Wood). The external engine house was attached to the east end of the mill. It was originally of about two storeys and did not extend across the full width of the mill, though its south end projected slightly beyond the front elevation; the long, narrow plan is typical for an early-C19 beam engine house.

Chadwick's appears to have been a progressive firm, being one of the first woollen mills in the area to be built for steam power when water power remained commonplace. In 1829 it became the focus of unrest, when rioting handloom weavers broke into the mill to remove shuttles (anecdotal account in the Rochdale Observer, 24 January 1979). The weavers were protesting about the local introduction of power looms and the corresponding reduction in wages. In 1833 William Chadwick stated his firm employed around 200 people, half under the age of 18 and was one of only two woollen mills in the district to depend entirely on steam power (report on the Employment of Children in Factories; quoted in AP Wadsworth, 1937 'The early factory system in the Rochdale district', Transactions of the Rochdale Literary & Scientific Society, volume 19, 151-152. NB Chadwick's evidence does not name Water Street Mill but is assumed to refer to the site; the Chadwick family also occupied other local mills).

The five western bays of the ten-bay warehouse, which incorporate the arched gateway which was the main entrance to the site, is shown on the tithe map of 1844. It included an additional storey added in brick above the stone engine house. The five deeper eastern bays were added sometime between 1851 and 1872.

In the mid-C19 the mill was used for a combination of wool and cotton production, reflecting the general development of the industry in Rochdale at that time. It was owned by the Chadwick family until around 1870, when the buildings and machinery were put up for auction. The sale notice indicates that it was powered by two engines and contained machinery for preparation and spinning, but not weaving (advert in the Rochdale Pilot, 23 April 1870). By 1872 it was occupied by George Ashworth, flannel manufacturer. In 1872 a new decorative front was built to both phases of the warehouse and the engine house with Italianate and Gothic details. The initials of George Ashworth & Sons (GAS) appear over the office doorway.

At some point in the 1880s the site was renamed Central Mills and taken over by Edwin Hall, another flannel manufacturer, who remained on the site until at least 1894 (Denson and Mills Directory 1888, 61). It was named Central Mill (Woollen) on the 1:500 Ordnance Survey town plan of 1892.

In the C20 the site was occupied by a variety of small firms not connected with textiles. The main range of the mill was demolished following a fire in 1979 (Rochdale Observer, 6 January 1979). The mill wing, which had projected northwards from the main range, was demolished around 1986.

Details
Engine house and mill warehouse. The engine house was built in the late 1820s, the warehouse was built in two main phases; one before 1844, when the engine house was also heightened; one between 1851 and 1872. The engine house and warehouse were re-fronted in 1872.

MATERIALS: orange brick and sandstone with sandstone dressings and slate roofs.

PLAN: the engine house is now (2020) three storeys (originally two) with the attached warehouse to the east. The warehouse is three storeys to the front elevation and four to the rear, where the land falls. The five easternmost bays of the warehouse project at an angle to the rear, bordering the River Roch.

EXTERIOR: the building stands on the north side of Water Street and is partly bounded by the River Roch on its north side. The warehouse is built of brick (English garden wall bond 5:1) and the engine house was originally built of coursed, sandstone blocks, heightened in brick, the whole building re-fronted in orange brick (English garden wall bond 3:1) with stone to part of the engine house. It is roofed with four parallel hipped roofs running front to rear.

The front elevation faces south onto Water Street and is of three storeys and ten bays at second-floor level. It is faced in orange brick, which wraps a short distance round each outer corner, with a stone plinth and stone coping with a frieze of brick pendants beneath. There are decorative rectangular stone finials mounted on the coping at the outer corners and either side of the taking in doors in the seventh bay. The windows are of two panes with timber frames.

The single-bay engine house is to the far left, adjoining the round-headed cart entrance. It is fronted in rusticated ashlar stone blocks to half-way up first-floor level where there is a projecting stone band. At ground-floor level is an opening framed by a timber front of pilasters and an entablature (in-filled with modern brickwork and a metal roller blind). Immediately above is a round-headed window. To the right is a large, round-headed cart entrance. The left jamb is formed of the stone facing to the engine house and the right jamb is stone at a lower level with brick above. The arch has alternating stone voussoirs. There is a multi-paned glazed light to the arch head set on a recessed lintel. Within the passageway through the building, the left-hand, engine house wall is formed of watershot masonry and includes a large ashlar block which may have supported the entablature of a beam engine. The right-hand warehouse wall is of brick.

The warehouse windows have stone sill bands and those on the ground and first floor also have stone impost bands. The windows on the ground floor are round-headed with moulded, arched stone heads with voussoirs of alternating coloured stone. To the right of the archway in the fourth and fifth bays is the former office entrance. It has a round-headed doorway with a paired round-headed window to the left. In addition to the stone heads, the windows have a central granite column with a sandstone base and enriched sandstone capital. The doorway also has a projecting keystone carved GAS, spandrels with the date 1872 and similar granite columns set into the jambs. The doorway has a stone step and a door with four fielded panels and a plain, round-headed overlight. The seventh bay has a vertical row of taking-in doors, now glazed. There is a further doorway in the tenth bay with a similar stone head as the windows. On the first floor the windows in the fourth to tenth bays have round heads with moulded, round-headed stone heads with voussoirs of alternating coloured stone. Beneath the second-floor sill band is a plat band of black and white glazed brick. The second-floor windows are flat-headed with stone heads with a black and white glazed brick plat band running between.

The east side elevation is of three bays with a brick parapet with stone coping. There are three vertical rectangular windows on each floor with stone wedge lintels and stone sills.

The west side elevation (engine house) retains part of the east wall of the demolished mill, which projects to the left beyond the rear wall of the engine house. The parapetted wall has a stone coping and is mostly plastered with scribed blocks. At the right-hand corner the 1872 façade returns the distance that the engine house projected beyond the front wall of the mill.

The rear elevation has five bays of four storeys, including the basement, and then steps back with a further five bays, the first two bays of which are of four storeys and the remaining bays, which include the archway and engine house, are of three storeys. The lower ground floor is built on top of a stone wall which appears to be the retaining wall for the river. There are four hipped roofs over the first to third bays, fourth and fifth bays, sixth and seventh bays and eighth to tenth bays. The windows are mostly vertical, rectangular windows with wedge lintels and stone sills, and casement windows imitating small-pane sashes. The five projecting bays have windows to all bays on all floors. The return elevation to the right has a single similar window on each floor and to their immediate right a vertical row of taking-in doors, now with recessed bricking-up. The first bay of the stepped-back bays has narrower vertical rectangular windows. The ground floor of the second bay has a wider, tripartite window, with vertical rectangular windows above. The cart entrance is on the ground floor of the third and fourth bays. It has a brick jamb to the left and a stone jamb to the right, with a brick, round-headed arch with a multi-paned glazed light to the arch head set on a recessed lintel. The right-hand bay is the engine house. The ground floor and part of the first floor is constructed of roughly-coursed stone with a tall, narrow rectangular window with stone lintel and sill. Beneath in the right-hand corner is a square opening framed in stone, now bricked up. At second-floor level there is a narrow, vertical rectangular window with a stone frame.

INTERIOR: it was not possible to inspect the interior. However, plans show that the warehouse is divided into two spaces on the ground and first floors between the fifth and sixth bays (corresponding to the phasing). At second-floor level it is one open space. Photographs indicate that the timber floors are supported by rows of slender, cast-iron columns supporting large beams and closely-spaced joists. The timber roof trusses have raking timber struts and central iron rods bolted beneath the tie-beams.

Sources

Websites

Historic England Research Report, accessed 03-04-2020 from https://research.historicengland.org.uk/Report.aspx?i=16385&ru=%2fResults.aspx%3fp%3d1%26n%3d10%26a%3d4621%26ns%3d1

Other

Roethe, J and Williams, M 2019 Central Rochdale, Greater Manchester Historic Area Assessment (Historic England Report Series 56/2019).

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Map *by Historic England outlining Waterside Houses' statutory boundary. Source: https://historicengland.org.uk/listing/the-list/list-entry/1470233?section=official-list-entry*

Appendix II – Design Development Plans

Drawings submitted with this application

Project Name: *Waterside House, Rochdale*
Project Code: *MAN.WHWS.01*

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Drawing & Document Issue Sheet

Status:	P	P	P	P	P
F: Feasibility S: Sketch design P: Planning B: Building control D: Design development M: Measurement T: Tender C: Construction R:Record					
Issued as - E:email D:disk H:hardcopy N:negative R:reduction F:fax P:portal	E	E	E	E	E
File type if electronic issue - dxf/dwg, pdf, jpeg (jpg), other (use 3 charcaters)	pdf	pdf	pdf	pdf	pdf
AI no:					
Issued to:					
Ozma Khan (Khan + Li Architects)	●	●	●		
Richard Li (Khan + Li Architects)			●		
Michael Atkinson-Smith (Invest in Rochdale)			●		
Planning Portal Submission: Approval of details reserved by a condition (discharge)(Ref: PP-12403734)				●	
Planning Portal Submission: Removal/Variation of a Condition (Ref: PP-12408743)					●
Planning Portal Submission: Listed Building Consent (Ref: PP-12409073)						●
Store Box Number					

DOCUMENT TITLE	CAD	Scale 1:	Size A.	Dwg No	Y M D	23 3 23	23 3 29	23 4 26	23 8 25	23 8 25	23 8 25
Conservation Consultant Information (DIA):											
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MANWHWS01-DR-1007-3P-0-GroundFloorPlanExisting		see drg	A1			●		●	●	●	●
MANWHWS01-DR-1008-3P-0-FirstFloorPlanExisting		see drg	A1			●		●	●	●	●
MANWHWS01-DR-1009-3P-0-SecondFloorPlanExisting		see drg	A1			●		●	●	●	●
MANWHWS01-DR-3102-3P-0-ExistingElevationSouthWithRepairs		see drg	A3			●		●	●	●	●
MANWHWS01-DR-3103-3P-0-ExistingElevationNorthWithRepairs		see drg	A3			●		●	●	●	●
MANWHWS01-DR-3104-3P-0-ExistingElevationWestWithRepairs		see drg	A3			●		●	●	●	●
MANWHWS01-DR-3105-3P-0-ExistingElevationEastWithRepairs		see drg	A3			●		●	●	●	●
MANWHWS01-DR-3106-3P-0-ProposedInternalWallLinings		see drg	A3			●		●	●	●	●
MANWHWS01-SH-3902-3P-0-ScheduleOfExistingCastIronColumns		see drg	A3			●		●	●	●	●
MANWHWS01-DR-3906-3P-0-ExistingCastIronColumnType01		see drg	A1			●		●	●	●	●
MANWHWS01-DR-3907-3P-0-ExistingCastIronColumnType02		see drg	A1			●		●	●	●	●
MANWHWS01-DR-3908-3P-0-ExistingCastIronColumnType03		see drg	A1			●			●	●	●
MANWHWS01-DR-3909-3P-0-ExistingCastIronColumnType04		see drg	A1			●			●	●	●
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MANWHWS01-DR-3913-3P-0-ExistingCastIronColumnType06a		see drg	A1			●			●	●	●
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MANWHWS01-DR-3915-3P-0-ExistingCastIronColumnType06c		see drg	A1			●			●	●	●
MANWHWS01-DR-3916-3P-0-ExistingCastIronColumnType07		see drg	A1			●		●	●	●	●
MANWHWS01-DR-3917-3P-0-ExistingCastIronColumnType07a		see drg	A1			●			●	●	●
MANWHWS01-DR-3918-3P-0-ExistingCastIronColumnType08		see drg	A1			●		●	●	●	●
MANWHWS01-DR-3505-3P-0-ExistingVestibuleG06Plan		see drg	A1			●		●	●	●	●
MANWHWS01-DR-3506-3P-0-ExistingVestibuleG06NorthElevation		see drg	A1			●		●	●	●	●

Project Name: *Waterside House, Rochdale*
Project Code: *MAN.WHWS.01*

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Drawing & Document Issue Sheet

Status:	P	P	P	P	P	P
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Issued as - E:email D:disk H:hardcopy N:negative R:reduction F:fax P:portal	E	E	E	E	E	E
File type if electronic issue - dxf/dwg, pdf, jpeg (jpg), other (use 3 charcaters)	pdf	pdf	pdf	pdf	pdf	pdf
AI no:						
Issued to:						
Ozma Khan (Khan + Li Architects)	●	●	●			
Richard Li (Khan + Li Architects)			●			
Michael Atkinson-Smith (Invest in Rochdale)			●			
Planning Portal Submission: Approval of details reserved by a condition (discharge)(Ref: PP-12403734)				●		
Planning Portal Submission: Removal/Variation of a Condition (Ref: PP-12408743)					●	
Planning Portal Submission: Listed Building Consent (Ref: PP-12409073)						●
Store Box Number						

DOCUMENT TITLE	CAD	Scale 1:	Size A.	Dwg No	Y M D	23 3 23	23 3 29	23 4 26	23 8 25	23 8 25	23 8 25
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MANWHWS01-DR-3508-3P-0-ExistingVestibuleG06WestElevation		see drg	A1			●		●	●	●	●
MANWHWS01-SH-3902-3P-0-WindowSchedule		see drg	A4			●		●	●	●	●
MANWHWS01-SH-3903-3P-0-DoorSchedule		see drg	A4			●		●	●	●	●
MANWHWS01-DR-3202-3P-0-WindowType01and02		see drg	A1			●		●	●	●	●
MANWHWS01-DR-3204-3P-0-WindowType03		see drg	A1			●		●	●	●	●
MANWHWS01-DR-3205-3P-0-WindowType04		see drg	A1			●		●	●	●	●
MANWHWS01-DR-3206-3P-0-WindowType06		see drg	A1			●		●	●	●	●
MANWHWS01-DR-3207-3P-0-EDGF01		see drg	A1			●		●	●	●	●
MANWHWS01-DR-3208-3P-0-EDGF02		see drg	A1			●		●	●	●	●
MANWHWS01-DR-3209-3P-0-EDGF03		see drg	A1			●		●	●	●	●
MANWHWS01-DR-3302-3P-0-RoofRepairstoExisting		see drg	A1				●		●	●	●
MANWHWS01-DR-3303-3P-0-ProposedRoofPlan		see drg	A1				●		●	●	●
MANWHWS01-DR-3304-3P-0-ProposedRoofDetails		see drg	A1				●		●	●	●
MANWHWS01-DR-3305-3P-0-ProposedRoofVentDetail		see drg	A3				●		●	●	●
MANWHWS01-DR-3306-3P-0-LeadSheetAssociationDetails		see drg	A3				●		●	●	●
MANWHWS01-RP-3904-3P-0-DesignAccessHeritageImpactAssessment		n/a	A3				●				●
Architect Drawings of Proposed Interventions:											
040211 Proposed Lower Ground Floor Plan Layout		see drg	A1						●	●	●
040212 Proposed Ground Floor Plan Layout		see drg	A1								
040213 Proposed First Floor Plan Layout		see drg	A1						●	●	●
040214 Proposed Second Floor Plan Layout		see drg	A1						●	●	●
040511 S-01 - Proposed Section A-A		see drg	A1						●	●	●
040512 S-02 - Proposed Section B-B		see drg	A1						●	●	●
040513 S-03 - Proposed Section C-C		see drg	A1						●	●	●
040514 S-04 - Proposed Section D-D		see drg	A1						●	●	●
040601 Typical Wall Detail - Type 01 (Separating Wall)		see drg	A3						●	●	●
040602 Typical Wall Detail - Type 02 (General Wall Partition)		see drg	A3						●	●	●
040602 Proposed New Window Details		see drg	A1						●	●	●
040603 Proposed Gate.-040603 D-01 -		see drg	A1						●	●	●
040801 Proposed Internal Door Schedule Sheet 1 of 2		see drg	A1						●	●	●
040802 Proposed Internal Door Schedule Sheet 2 of 2		see drg	A1						●	●	●
040803 Door Types Drawing		see drg	A1						●	●	●

Project Name: *Waterside House, Rochdale*
Project Code: *MAN.WHWS.01*

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Issued as - E:email D:disk H:hardcopy N:negative R:reduction F:fax P:portal	E	E	E	E	E	E
File type if electronic issue - dxf/dwg, pdf, jpeg (jpg), other (use 3 charcaters)	pdf	pdf	pdf	pdf	pdf	pdf
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Ozma Khan (Khan + Li Architects)	●	●	●			
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Store Box Number						

DOCUMENT TITLE	CAD	Scale 1:	Size A.	Dwg No	Y M D	23 3 23	23 3 29	23 4 26	23 8 25	23 8 25	23 8 25
040804 Existing and Proposed Windows Schedule		see drg	A1						●	●	●
040311 E-01 - Proposed South Elevation Layout		see drg	A1						●	●	●
040312 E-02 - Proposed West Elevation Layout		see drg	A1						●	●	●
040313 E-03 - Proposed North Elevation Layout		see drg	A1						●	●	●
040314 E-04 - Proposed East Elevation Layout		see drg	A1						●	●	●
01 Location, Block & Site Plan		see drg	A3							●	●

Appendix III – Photograph Inventory
Existing condition (as of 01.03.2023)

B01

B02

B03

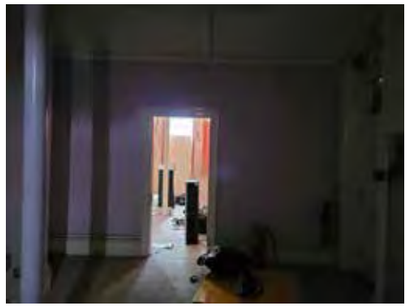
Appendix III – Photograph Inventory

Existing condition (as of 01.03.2023)

G01

G02

G03



Appendix III – Photograph Inventory
Existing condition (as of 01.03.2023)

G04

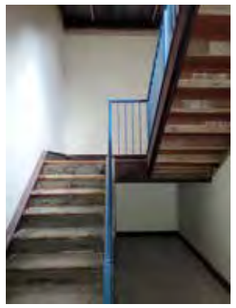
G05

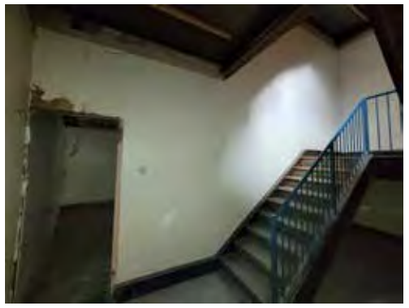
G06

Appendix III – Photograph Inventory
Existing condition (as of 01.03.2023)

G07

G08 (Basement stair core - GF stair core)





Appendix III – Photograph Inventory
Existing condition (as of 01.03.2023)

F01

F02

F03

Appendix III – Photograph Inventory
Existing condition (as of 01.03.2023)

F04

F05

F06

Appendix III – Photograph Inventory

Existing condition (as of 01.03.2023)

S01a/b/c/d

S02

S03

S04

Appendix III – Photograph Inventory
Existing condition (as of 01.03.2023)

South External Elevation

Appendix III – Photograph Inventory
Existing condition (as of 01.03.2023)

East Elevation External

West Elevation External

Appendix III – Photograph Inventory
Existing condition (as of 01.03.2023)

North External Elevation

Appendix IV – Condition Report

Donald Insall Associates
Chartered Architects and Historic Building Consultants

Waterside House, Rochdale
Condition Survey

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Appendix A Architectural Drawings
Appendix B Structural Engineer Report
Appendix C Listing Description

Issue date: 7 November 2022
Prepared by: Andrew Flanagan

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1. Introduction

This condition survey was undertaken by Insall Associates in late October 2022 on behalf of or client DUDE Ltd

The scope of the survey totals a visual survey of the external fabric of the building, and the historic interior, but not including the external areas.

The survey was undertaken by visual inspection of the structures and surfaces as seen without any ‘opening up’. No high-level access was provided so inspection of the roof is limited. Most roof defect have been determined using professional judgement based of the defects visible from inside.

The condition of each of the structures is presented in tabular form assessing each of the component parts under the headings of:

- Location
- Description
- Condition
- Initial Recommendation

The study a Condition Overview with summary of the recommendations for each structure. Recommended works/actions are prioritised in ascending order of priority from 1 to 4, Priority 1 being unavoidable repairs related to matters of safety and structural stability, Priority 4 being desirable within a five year period but not essential.

1. **Unavoidable**
2. **Essential**
3. **Urgent**
4. **Desirable**

Sketch plans are provided which indicate and reference:

- the general interior layout (diagrammatic)
- the individual components of the roof layout

All available architectural drawings are included in Appendix A.

The building is Grade II Listed, A copy of the full listing is included in Appendix B

2. Conservation Issues and Overview

Waterside House, 7 Waterside Street, Rochdale is Grade II Listed, fronting the street the rear backs onto the river Roch. Originally an engine house and mill warehouse. The engine house was built in the late 1820s, the warehouse was built in two main phases; one before 1844, when the engine house was also heightened; and one between 1851 and 1872. The engine house and warehouse were re-fronted in 1872.

The building is of particular importance, and early surviving example of an engine house for a steam powered beam engine and woollen mill context. It also commands a prominent position raised above the river Roch, overlooking the new bus interchange and council buildings.

The building was built by William Chadwick, one of Rochdale's largest woollen manufactures of the early 19th Century and is particularly important to the towns industrial heritage.

In recent years the building has had several alternative uses and functions, some internal alterations have taken place and we cannot validate if these have been carried out under consent. Regardless, the building seems to have undergone a steady decline leading to the current condition, which now needs a scheme of considered conservation repairs and refurbishment to offer the building a new lease of life for the years ahead.

Our client has been granted planning and Listed Building consent for conversion of the building to form apartments. Designs will be developed by Kahn+Li Architects. Recommendations set out in this report should be considered in light of the proposed works.

3. Condition Overview

3.1 Roofs

3.1.1 Access to the roof was not available. Also, due to the topography of the town a suitable vantage point to view the roof was not possible. A determination of the key roof failings was possible from internal inspection. However, the accuracy of materials and the formation of the roof should be confirmed once high-level access can be offered.

3.1.1.1. The roof is of traditional slate covering with clay ridge tiles over 4 bays with internal leaded valleys falling to the north. The south, east and west elevation have a parapetted frontage with the rear north facing elevation served by a modern upvc gutter that is part missing. It is possible that patch repairs may have occurred to the slates and leadwork that are not visible.

3.1.1.2. The roof is in a poor condition with multiple sections of water ingress, causing significant damage to the interior. The failure seems to be linked to the lead valleys and parapet valleys, a common issue in old buildings.

3.1.1.3. We would recommend that the roof is completely stripped and overhauled. The lead valleys should be redesigned to meet current regulations on fall, stepping, and code thickness. A new rear guttering should be oversized to increase capacity to cope with our changing weather patterns. As part of the roofing overhaule our client should take the oportunity to upgrate the roof with natural breathable insulation and membranes.

3.1.1.4. We would also recommend that a timber survey be carried out to establish the condition of key structural elements such as the truss, purlin and secondary timbers, in particular their seating into the solid masonry walls.

3.2 Structure

3.2.1 The external walls consist of solid masonry, internally the floors are supported by timber beams with secondary timber joists. Intermediate cast iron columns provide structural support and look in good order.

3.2.1.1. There are some visible cracks to the Water Street elevation and this has been noted in the report. As separate Structural Repot has been prepared by Healey Consulting (included in appendix B). It advises that the cracking dos not cause concern but should be treated with crack stiching.

3.3 External Stonework & Brickwork

3.3.1 The majority of the external is brick, with the introduction of feature stonework to the plinth, window and door arches and surrounds, string courses, banding, and lintels. Water Street is by far the most decorative elevation and is in relatively good order. Some relatively minor stone and brickwork repairs are required.

3.3.1.1. The West facing elevation contains a large mural the full height. No real areas of concern.

3.3.1.2. The north and east facing elevation comprise brickwork with stone lintels and cills, thses elvations are utilitarian. Most defect relate to the leaking rain water goods but on the whole are cosmetic.

3.3.1.3. The principal issue with the external structure will be damp due to water retention. The leaky roof will have caused the external fabric to become saturated in parts. The proposed works should allow appropriate time within the programme for drying out. This will mitigate the risks of latent defects such as damp and possible dry rot outbreaks. Drying out timecalse will be confirmed as part of any timber and damp surveys.

3.4 Windows

3.4.1 Predominantly modern, with a handful of windows which could be earlier. These have been identified in the report.

3.5 Interior Finishes

3.5.1 Given the industrial nature of the building internal finishes are scares. Virtually all the original wall plaster has been lost and replaced with modern gypsum plaster. As too the ceilings to the warehouse spaces. The floors still retain timber boards although it is difficult to confirm if these are original.

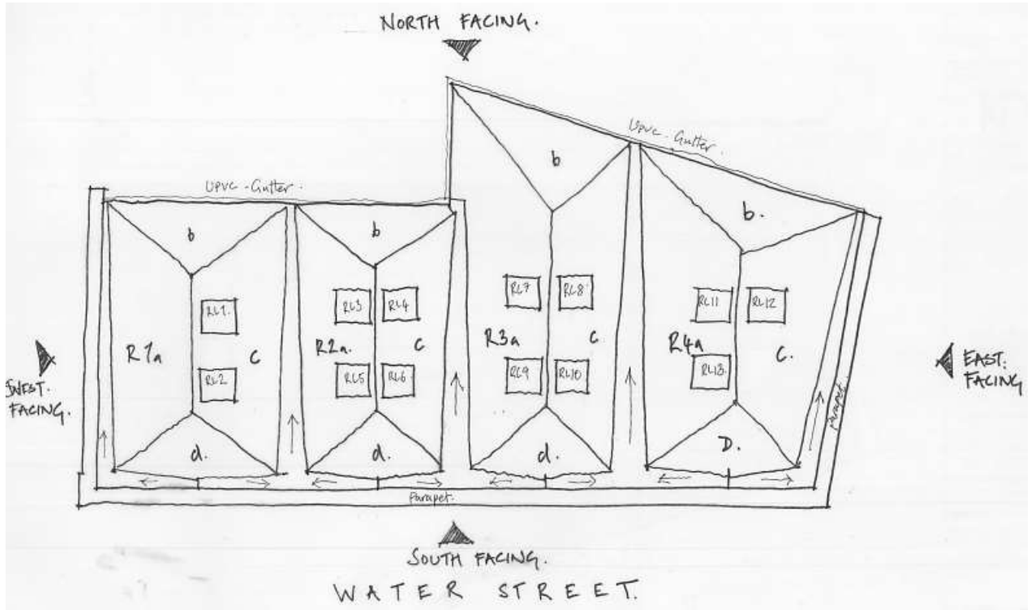
3.5.1.1. Rooms G02, 3, and 6 do retain what we assume to be the orignal plan form of the buildings administration offce and reception. These rooms retain decorative screening to the vesterbule, original voulted plaster ceilings, timber skirting and architraves. These areas should be preserved and incorporated into the proposed design.

3.6 Doors

3.6.1 Virtually all the internal doors have been removed and or replaced with new of no historic value. The front door (EDGF-02) offers historic value and adds to the character of the front elevation and should be retained and refurbished. The vestibule door EDGF-04 also appears to be original and should be retained as part of the proposals.

4. Roofs

4.1 Key Plan



Key to Roof Layout

R1a,b,c,d:	**Slate with blue ridge tile (assumed).**
R2a,b,c,d:	**Slate with blue ridge tile (assumed).**
R3a,b,c,d:	**Slate with blue ridge tile (assumed).**
R4a,b,c,d:	**Slate with blue ridge tile (assumed).**
Internal Valleys:	**Assumed lead but it is possible there are patch repairs with other products.**
External Gutters:	**Brown UPVC**
RL1-13	**Rooflights Standard Velux or similar.**

4.2 Survey

4.2.1 Refer to the key plan for all reference numbers

Waterside House - Roof

Location	Description	Condition	Recommendation	Photo Ref	Priority Ref
Roof 1a,b,c,d (R1)	Covering: Assumed slate (Westmoreland slate) with blue/grey ridge tiles	No noticeable staining to ceiling visible to any R1 pitches. However, we believe the roof is of significant age, and likely uninsulated.	a) Strip and overhaul roof, new breather membrane, battens, and refit existing slates. Any shortfall to be made up with matching slates. **(Priority 3).** We would also recommend that new breathable insulation is fitted between the rafters as this would greatly improve the thermal qualities of the roof. **(Priority 4).** Note: for all roof works it may be required to provide a full scaffold enclosure (tent) to prevent water ingress during the works.		**3&4**
	External gutters: Upvc to North facing elevation	Poor condition and falling away in sections.	b) Remove and discard all UPVC guttering. Fit new sofit board and fix new cast iron or cast aluminium gutters in a suitable heritage profile. **(Priority 2)**. We would recommend that the guttering is oversized to increase capacity and prevent overflowing during extreme rain conditions. We would also recommend the introduction of hoppers (layout permitting) directly under the lead valley outlet points.	**5**	**2**
	Internal Valleys: Concealed lead valleys between each roof R1c and R2a. Concealed lead parapet gutters to the West and South facing Elevations	Not visible but there is evidence the lead valley between R1c and R2a is failing. It is also unlikely that the setting out and stepping of the lead valleys and gutters comply with today's standards.	Carryout a full design review of the lead valleys and gutters. Detail new falls to comply with the British Lead Sheet Association guidance. Fit on site. **(Priority 2).**		**2**
	Structure: Three king post trusses with purlins supporting secondary roof spars	KPT and purlins appear sound although we would require an inspection of the truss ends imbedded in the masonry as these could be affected by damp and have possible rot.	As part of the proposed works, we would recommend opening, from below, to allow inspection of the imbedded timbers		
		The presence of a roof deck could not be determined. Although it is expected that the lead valleys are formed by a timber deck.	Replace with like for like as part of the roof overhaul and lead valley works.		

	Rooflights: Rooflight RL1 AND 2 present. Timber frame double glazed with central pivot (outward opening). Modern style Velux or similar	No signs of significant failure although each unit is approaching the end of its life.	Either remove or replace as part of the new proposals with a new conservation rooflight by the Rooflight Company or equal **(Priority 2).** Note: we would also recommend that 1 rooflight per bay is specified to provide ladder access to the lead valleys to enable a yearly inspection and maintenance.		**4**
Roof 2a,b,c,d	Covering: Assumed slate (Westmoreland slate) with blue/grey ridge tiles	No noticeable staining to ceiling visible to any R2 pitches. However, we believe the roof is of significant age, and likely uninsulated.	a) Strip and overhaul roof, new breather membrane, battens, and refit existing slates. Any shortfall to be made up with matching slates. **(Priority 3)**. We would also recommend that new breathable insulation is fitted between the rafters as this would greatly improve the thermal qualities of the roof. **(Priority 4)**. Note: for all roof works it may be required to provide a full scaffold enclosure (tent) to prevent water ingress during the works.		**3&4**
	External gutters: Upvc to North facing elevation	Poor condition and falling away in sections.	b) Remove and discard all UPVC guttering. Fit new sofit board and fix new cast iron or cast aluminium gutters in a suitable heritage profile. **(Priority 2)**. We would recommend that the guttering is oversized to increase capacity and prevent overflowing during extreme rain conditions. We would also recommend the introduction of hoppers (layout permitting) directly under the lead valley outlet points.	**6**	**2**
	Internal Valleys: Concealed lead valleys between each roof R1c & R2a, and R2c & R3a Concealed lead parapet gutters to the South facing Elevations	Not visible but there is evidence the lead valley are starting to fail. It is also unlikely that the setting out and stepping of the lead valleys and gutters comply with today's standards.	Carryout a full design review of the lead valleys and gutters. Detail new falls to comply with the British Lead Sheet Association guidance. Fit on site. **(Priority 2).**		**2**
	Structure: Three king post trusses with purlins supporting secondary roof spars	KPT and purlins appear sound although we would require an inspection of the truss ends imbedded in the masonry as these could be affected by damp and have possible rot.	As part of the proposed works, we would recommend opening, from below, to allow inspection of the imbedded timbers		
		The presence of a roof deck could not be determined. Although it is expected that the lead valleys are formed by a timber deck.	Replace with like for like as part of the roof overhaul and lead valley works.		

	Rooflights: Rooflight RL3, 4, 5, 6 presents. Timber frame double glazed with central pivot (outward opening). Modern style Velux or similar	No signs of significant failure although each unit is approaching the end of its life.	Either remove or replace as part of the new proposals with a new conservation rooflight by the Rooflight Company or equal **(Priority 2)**. Note: we would also recommend that 1 rooflight per bay is specified to provide ladder access to the lead valleys to enable a yearly inspection and maintenance.		**4**
Roof 3a,b,c,d	Covering: Assumed slate (Westmoreland slate) with blue/grey ridge tiles	Significant water ingress and collapse of the ceiling below R3d, the roof timber appear rotten	a) Strip and overhaul roof, new breather membrane, battens, and refit existing slates. Any shortfall to be made up with matching slates. **(Priority 2)**. We would also recommend that new breathable insulation is fitted between the rafters as this would greatly improve the thermal qualities of the roof. **(Priority 4)**. Note: for all roof works it may be required to provide a full scaffold enclosure (tent) to prevent water ingress during the works.		**2&4**
	External gutters: Upvc to North facing elevation	Poor condition and falling away in sections.	b) Remove and discard all UPVC guttering. Fit new sofit board and fix new cast iron or cast aluminium gutters in a suitable heritage profile. **(Priority 2)**. We would recommend that the guttering is oversized to increase capacity and prevent overflowing during extreme rain conditions. We would also recommend the introduction of hoppers (layout permitting) directly under the lead valley outlet points.	**7**	**2**
	Internal Valleys: Concealed lead valleys between each roof R2c & R3a and R3c &R4a. Concealed lead parapet gutters to the South facing Elevation.	Not visible but water ingress damage shows the lead valley to R3d is failing. It is also unlikely that the setting out and stepping of all the lead valleys and gutters comply with today's standards.	a) Immediately provide temporary protection to prevent water ingress to roof R3d **(Priority 1)**. b) Carryout a full design review of the lead valleys and gutters. Detail new falls to comply with the British Lead Sheet Association guidance. Fit on site. **(Priority 2).**	**1**	**1&2**
	Structure: Three king post trusses with purlins supporting secondary roof spars	KPT and purlins appear sound although we would require an inspection of the truss ends imbedded in the masonry as these could be affected by damp and have possible rot.	As part of the proposed works, we would recommend opening up, from below, to allow inspection of the imbedded timbers		
		The presence of a roof deck could not be determined. Although it is expected that the lead valleys are formed by a timber deck.	a) cut away all rot affected timbers to roof R3d and splice repair with like for like timbers **(Priority 1)**. b) Replace with like for like as part of the roof overhaul and lead valley works.		**1**

	Rooflights: Rooflight RL7, 8, 9, 10 present. Timber frame double glazed with central pivot (outward opening). Modern style Velux or similar	No signs of significant failure although each unit is approaching the end of its life.	Either remove or replace as part of the new proposals with a new conservation rooflight by the Rooflight Company or equal **(Priority 2)**. Note: we would also recommend that 1 rooflight per bay is specified to provide ladder access to the lead valleys to enable a yearly inspection and maintenance.		**2**
Roof 4a,b,c,d	Covering: Assumed slate (Westmoreland slate) with blue/grey ridge tiles	The worst deteriorated roof bay with significant water ingress and collapse of the ceiling below R4d, c, and b, all with visible rotten timbers.	a) Strip and overhaul roof, new breather membrane, battens, and refit existing slates. Any shortfall to be made up with matching slates. **(Priority 2)**. We would also recommend that new breathable insulation is fitted between the rafters as this would greatly improve the thermal qualities of the roof. **(Priority 4)**. Note: for all roof works it may be required to provide a full scaffold enclosure (tent) to prevent water ingress during the works.	**2,3,4**	**2&4**
	External gutters: Upvc to North facing elevation	Poor condition and falling away in sections.	b) Remove and discard all UPVC guttering. Fit new sofit board and fix new cast iron or cast aluminium gutters in a suitable heritage profile. **(Priority 2)**. We would recommend that the guttering is oversized to increase capacity and prevent overflowing during extreme rain conditions. We would also recommend the introduction of hoppers (layout permitting) directly under the lead valley outlet points.	**7**	**2**
	Internal Valleys: Concealed lead valleys between each roof R3c & R4a. Concealed lead parapet gutters to the South facing Elevation.	Not visible but water ingress damage shows the lead valley to R4b, c and d is failing. It is also unlikely that the setting out and stepping of all the lead valleys and gutters comply with today's standards.	a) Immediately provide temporary protection to prevent water ingress to roof R4b, c and d **(Priority 1)**. b) Carryout a full design review of the lead valleys and gutters. Detail new falls to comply with the British Lead Sheet Association guidance. Fit on site. **(Priority 2).**	**2,3,4**	**1&2**
	Structure: Three king post trusses with purlins supporting secondary roof spars	KPT and purlins appear sound although we would require an inspection of the truss ends imbedded in the masonry as these could be affected by damp and have possible rot.	As part of the proposed works, we would recommend opening up, from below, to allow inspection of the imbedded timbers		
		The presence of a roof deck could not be determined. Although it is expected that the lead valleys are formed by a timber deck.	a) cut away all rot affected timbers to roof R3d and splice repair with like for like timbers **(Priority 1)**. b) Replace with like for like as part of the roof overhaul and lead valley works.		**1**

	Rooflights: Rooflight RL11, 12, 13 present. Timber frame double glazed with central pivot (outward opening). Modern style Velux or similar	No signs of significant failure although each unit is approaching the end of its life.	Either remove or replace as part of the new proposals with a new conservation rooflight by the Rooflight Company or equal **(Priority 2)**. Note: we would also recommend that 1 rooflight per bay is specified to provide ladder access to the lead valleys to enable a yearly inspection and maintenance.		**2**

4.3 Photographs

Photograph 1

Photograph 2

Photograph 3

Photograph 4

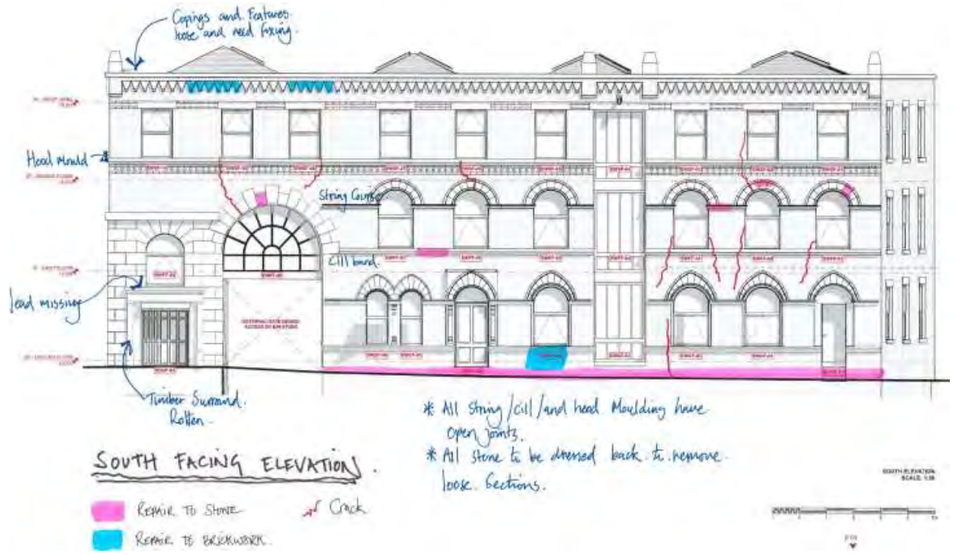
Photograph 5

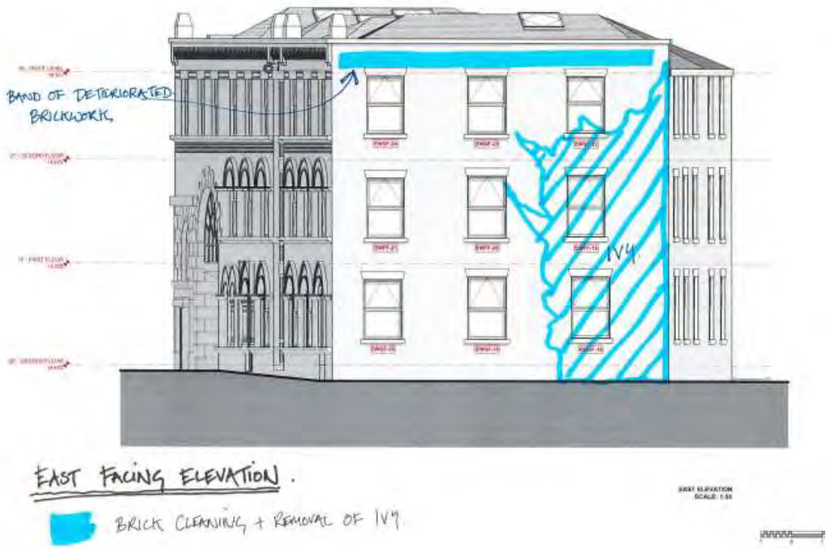
Photograph 6

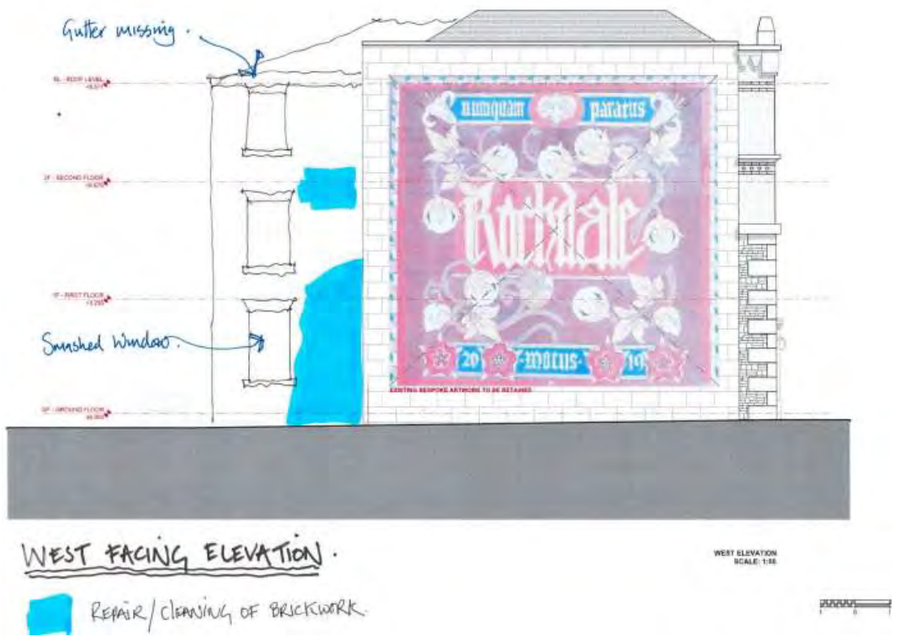
Photograph 7

5. External Elevations

5.1 Key Elevations







5.2 Survey

5.2.1 Refer to the key plan for all reference numbers

Waterside House - External Elevations

Location	Description	Condition	Recommendation	Photo Ref	Priority Ref
South Elevation	Structure: Load bearing brickwork and sandstone masonry	Some signs of movement in the recent past. There is visible cracking to the brickwork over the stone arch to window EWFF-08 and one of the arch stones appears to have dropped. There are numerous cracks in the brickwork from ground up to parapet around windows EWFF-02, 03 above and below	a) We would recommend the client seek consultation from a structural engineer. b) Depending on the findings insert proprietary crack stitching to the mortar joints **(Priority 3)**	**8&9**	**3**
	Facing: buff ashlar sandstone, red bricks, and black and white glazed bricks	The sandstone on the whole looks in good order with many of the original detailing still present. However much of the stones surface is friable. There are also isolated sections of the banding stone which have fractured.	a) Remove loose and flaking material and abrade or cut back minimum necessary to sound material. **(Priority 4)**	**10,11,12**	**2**
		Some facing stone has 'pock' holes (localised erosion at weak spots in stone or surface delamination).	b) Dress to an angle to shed water any projecting flat or concave sections (i.e. where water could be held).**(Priority 2)**		**2**
		Parapets are generally in worse condition than lower stonework. And the copings appear unseated	c) clean back brickwork to parapets **(Priority 4)**		**2**
		Stone copings are generally in good condition but with severely eroded vertical mortar joints.	d) Remove only previous 'plastic' repairs that have lost adhesion. Replace with a lime mortar with sand and sharp sand aggregates to achieve a suitable colour match and form to existing surrounding profiles (Lime strength NHL3). Use mechanical support by stainless steel pins and wire as necessary. If deep voids are revealed repair with indented stone to match existing. **(Priority 3)**		**3**
	Pointing:	Overall in good condition, approximately 5sqm that requires repointing.	g) Where existing pointing is unsound or has eroded to a greater depth than 8mm repoint with lime mortar mix of strength and porosity to match masonry. New pointing should be set back from the face of any remaining square cut arises by approx. 2mm. **(Priority 4)**		**4**

	Windows: All timber framed. The vast majority are recent replacements with double glazed units. Windows EWGF-05 & 06 could be earlier	All windows in reasonable condition and not allowing water into the building. However, there are not of an appropriate style of pattern to compliment the building	h) As part of the new proposals we would recommend these windows are replaced with new units in a suitable material and pattern to compliment the style and period of the building. **(Priority 4)**	**10,11,12**	**4**
	Doors: Only door EDGF-02 appears to be original, all others are recent replacements	Door appears solid, some recent modifications have been made to the leaf to provide additional security.	Overhaul the existing door and framing. Fit new ironmongery of suitable style. **(Priority 4)**	**13**	**4**
	Decorative timberwork: Decorative surround to door EDGF-03	In poor condition. The leaded coping has been lost in the recent past which has led to water ingress and rotting of the timber surround.	n) Search historical record to establish original appearance. Form new surround as part of new proposals and refit with new leaded coping. **(Priority 4)**	**14, 15**	**4**
North Elevation	Structure: Load bearing brickwork and sandstone masonry	Some minor signs of movement in the recent past. There is visible crack to the brickwork over the stone arch to window EWFF-10 and one of the arch stones appears to have dropped.	a) We would recommend the client seek consultation from a structural engineer. b) Depending on the findings insert proprietary crack stitching to the mortar joints **(Priority 3)**	**16**	**3**
	Facing: buff rough faces sandstone and red bricks	The sandstone facing to the west end of the south elevation and the under croft appears in reasonable condition	b) allow for 25% dressing down and repointing **(Priority 4)**	**17&18**	**4**
		Close up inspection of the stone cills and lintels was not possible. No visible cracking or dropping of lintels.	c) recommend a DOFF clean to remove any dirt and moss		
		The facing brickwork has undergone a number of repointing over the years. Close inspection was not possible but given the degree of staining it is assumed that repointing will be required.	d) carryout a DOFF clean to remove all effervescence and greening. Allow for 50% repointing and 15% indent replacing with reclaimed matching brickwork. **(Priority 4)**	**19&20**	**4**
		Redundant Iron fixings. There are number of imbedded redundant fixings	e) remove as part of repointing and make good the holes. **(Priority 4)**		**4**
		Large growth of ivy to the east corner	f) Remove and make good brickwork behind **(Priority 3)**		**3**
	Windows: All appear to be modern timber framed. The vast majority are recent replacements with double glazed units and integrated upvc intermediate bars. Windows EWFF-10 appears a bespoke unit but till relatively recent	A number of windows have been smashed or damaged by vandalism	g) As part of the new proposals we would recommend these windows are replaced with new units in a suitable material and pattern to compliment the style and period of the building. **(Priority 4)**		

East Elevation	Structure: Load bearing brickwork masonry	Some minor signs of movement in the recent past, large extent of the masonry covered by ivy.	Remove the ivy and make good brickwork behind **(Priority 3)**	**21**	**3**
		Band of visible crumbling brickwork to parapet wall.	Carryout indent stone repair and repointing. **(Priority 3)**	**21**	**3**
	Windows: All appear to be modern timber framed. The vast majority are recent replacements with double glazed units.	All windows in reasonable condition and not allowing water into the building. However, there are not of an appropriate style of pattern to compliment the building	As part of the new proposals, we would recommend these windows are replaced with new units in a suitable material and pattern to compliment the style and period of the building. **(Priority 4)**		**4**
East Elevation	Structure: Load bearing brickwork and sandstone masonry	No signs of movement to principal elevation.	No requirements	**22,23,24**	
	Facing: red facing brickwork and buff stone. The majority of the elevation is covered by a render which have been painted with a large mural	Good condition	No requirements		

5.3 Photographs

Photograph 8

Photograph 9

Photograph 10

Photograph 11

Photograph 12

Photograph 13

Photograph 14

Photograph 15

Photograph 16

Photograph 17

Photograph 18

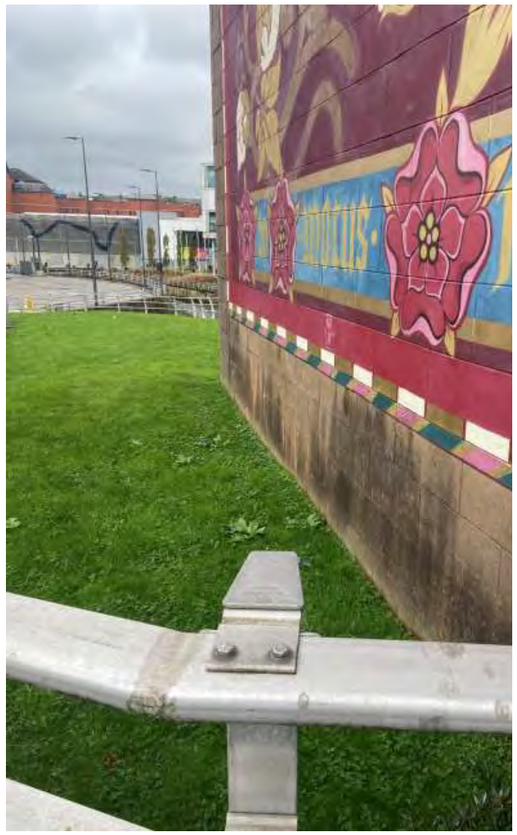
Photograph 19

Photograph 20

Photograph 21

Photograph 22

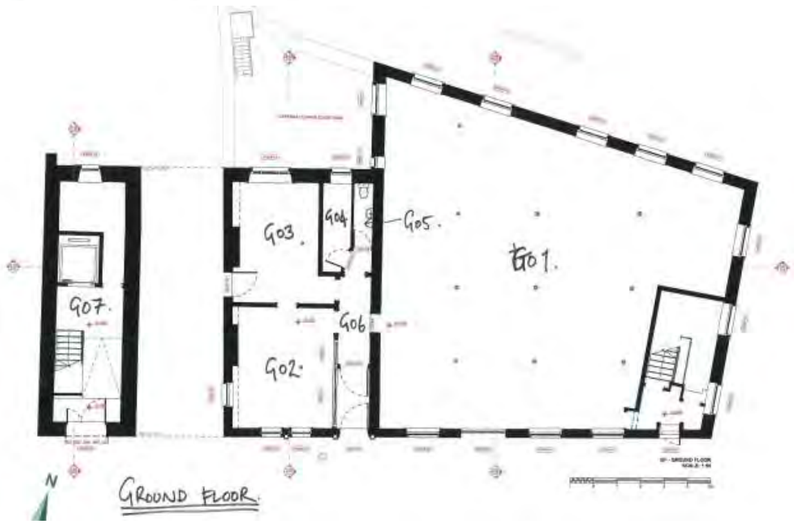
Photograph 23

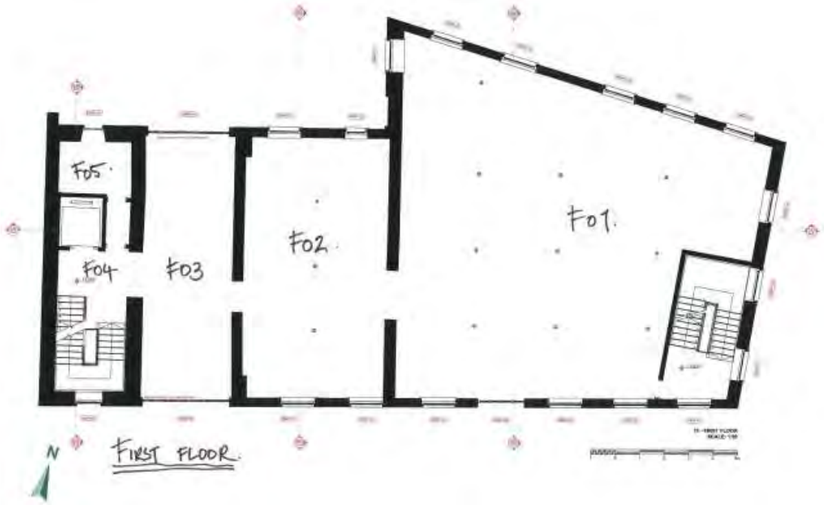


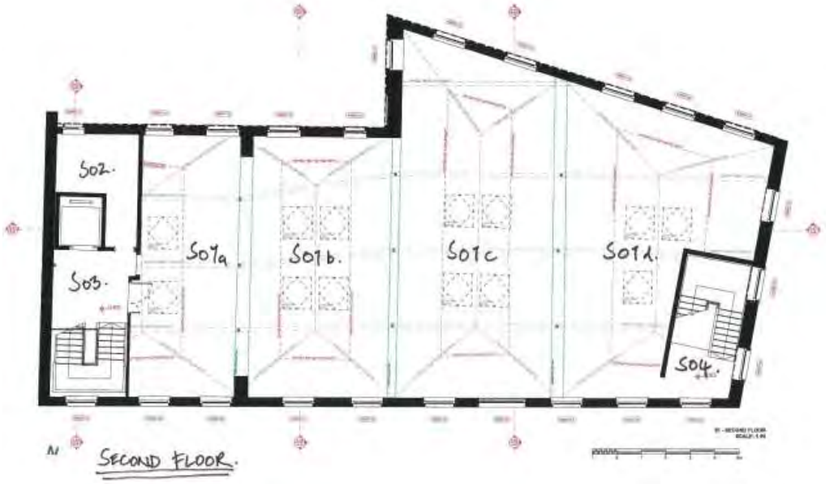
Photograph 24

6. Interior

6.1 Key Plan







6.2 Survey

Waterside House - Internals

Location	Description	Condition	Recommendation	Photo Ref	Priority Ref
Basement	Walls/Columns: Masonry walls with internal cast iron columns	There is evidence of recent tanking to the exterior masonry walls with an 'egg crate' lining. Assume modern plaster lining. The cast iron columns are in very good condition	Perhaps re tank the basement as part of the new proposals but from a heritage point of view no immediate works are required.	**26, 33**	
	Ceilings: Mixture of timber beams and joist and cast iron beams and brick vault	Timber beams and secondary timber ceiling/floor joists to B01 in good condition	No work required	**26-28**	
		Cast iron beams and brick vault to B02 and B03, some service penetrations but in good order.	For fire compartmentation make all holes good.	**29-32**	
	Floor:	Solid underfoot - assume concrete floor	No work required	**34**	
Ground Floor G01	Walls:	Masonry construction with mixture of modern plaster patching and stud partition to the stairs	If possible, remove modern gypsum plaster and replace with breathable lime plaster **(Priority 4)**		**4**
	Celling: Exposed timber ceiling. Main timber beams held by columns supporting secondary timber joists	Good condition, some replacement, and repairs in like for like timbers	Excellent heritage aesthetic should be exposed as part of the new proposals. No work required	**36-37**	
	Floor:	Timber boarding in good condition	None required	**38**	
	Window:	Modern timber casements with double glazing.	We would recommend these are replaced with conservation style windows as part of the new proposals **(Priority 4)**		**4**
G02	Walls:	Original plan form and likely the administration office and reception for the building.	Should be retained if possible		
	Celling:	Plaster vault arch ceiling with rolled corners in good condition.	Should be retained if possible	**41**	
	Floor:	Plywood sheeting over floor (unknown)	No work required	**39**	
	Internal Windows:	A fine quartet of internal glazed screen with decorative framing which look into G06	Should be retained and incorporated into new proposal	**40&42**	
	Doors:	None/Missing			
G03	Walls:	Original plan form and likely the administration office and reception for the building.	Should be retained if possible		
	Celling:	Plaster vault arch ceiling with rolled corners in good condition.	Should be retained if possible		
	Floor:	Plywood sheeting over floor (unknown)	No work required		

	Fireplace:	Missing			
	Doors:	None/Missing			
G04&5	Unlikely that this is the original layout, and the internal sanitary fittings are not original.			**49&50**	
G06	Walls:	Original plan form and likely the administration office and reception for the building.	Should be retained as part of new proposals	**48**	
	Celling:	Plaster vault arch ceiling with rolled corners in good condition.	Should be retained as part of new proposals	**47**	
	Floor:	Decorative tiles to entrance vestibule, solid floor thereafter.	Cleaning and retaining of decorative tiles. **(Priority 4)**	**45**	**4**
	Doors:	Vestibule door appears original	Should be retained as part of new proposals	**46**	
G07	Walls:	Evidence of damp and plaster deterioration to the west facing external wall	Remove all plaster and replaster using breathable lime. **(Priority 3)**	**51&52**	
	Ceiling:	Modern grid ceiling	Remove as part of the new proposals		
First Floor F01	External Masonry walls with internal masonry separating walls	On the whole condition is ok. However, all the walls appear to be plastered in gypsum which will cause future damp issues.	Consider removing the modern gypsum plaster to external walls and re plastering with lime-based plaster.		
	Ceiling:	Structural beams and timber joists. Over boarding in modern plasterboard.	Consider removing to expose the original timber structure.	**53**	
	Floor:	Exposed timber boards in good condition with modern floor boxes.	Consider a review of the services to provide a considered approach which avoids further damage to the building.	**54**	
	Doors:	None/Missing			
	Windows:	Modern timber casements with double glazing.	Replace with conservation style as part of new proposals		
F02	External Masonry walls with internal masonry separating walls	On the whole condition is ok. However, all the walls appear to be plastered in gypsum which will cause future damp issues.	Consider removing the modern gypsum plaster to external walls and re plastering with lime-based plaster.		
	Ceiling:	Structural beams and timber joists. Over boarding in modern plasterboard.	Consider removing to expose the original timber structure.		
	Floor:	Exposed timber boards in good condition with modern floor boxes.	Consider a review of the services to provide a considered approach which avoids further damage to the building.		
	Doors:	None/Missing			
	Windows:	Modern timber casements with double glazing.	Replace with conservation style as part of new proposals		
F03	External Masonry walls with internal masonry separating walls	On the whole condition is ok. However, all the walls appear to be plastered in gypsum which will cause future damp issues.	Consider removing the modern gypsum plaster to external walls and re plastering with lime-based plaster.		

	Ceiling:	Structural beams and timber joists. Over boarding in modern plasterboard.	Consider removing to expose the original timber structure.		
	Floor:	Exposed timber boards in good condition with modern floor boxes.	Consider a review of the services to provide a considered approach which avoids further damage to the building.		
	Doors:	None/Missing			
	Windows:	Modern timber casements with double glazing.	Replace with conservation style as part of new proposals		
Second Floor S01	Walls:	No internal walls throughout S01. Open plan with structural columns in cast iron. Walls appear in reasonable condition. Water ingress via roof to EWSF-22 and EWSF-4&5	Make good areas affected by damp with natural lime plaster. **(Priority 4)**	**55**	**4**
	Ceiling:	Pitched ceiling supported by 4 structural bays consisting of king post truss on cast iron columns. Very nice space. S01a: Some evidence of water ingress to the valley of the roof. 2 modern Velux rooflights. Assume modern plasterboard S01b: Three truss and purlin in good order. 4 modern Velux rooflights. Modern plaster in reasonable condition. S01c: Large section of damp and decay, visible rot to roof timbers and boarding. S01d: The worst deteriorated section of ceiling. Damp and visible rot and mould to entire south facing elevation. Concern over roof timbers and truss section to entire elevation.	Investigate cause f Roof leaks (refer to roof survey). Remove modern plasterboard ceiling as part of the new proposals. a) investigate for Rot and treat as necessary. **(Priority 2)** b) Replace rooflights with conservation style **(Priority 4)** c) temporarily propping required. Remove all rotten sections and splice in new sections of matching timber. **(Priority 2)**	**56-64**	**2&4**
	Floors:	Plywood sheeting over timber boarding (assumed). On the whole in reasonable condition with some deterioration around areas of water ingress.	Repair timber boards to localised areas **(Priority 4)**	**65**	**4**
S02	Walls:	Appears to be modern plaster on existing masonry structure with internal block to form partition and lift shaft walls.	Refurbish and alter as part of new proposals		
	Floors:	Timber boards with modern sheet covering	Refurbish and alter as part of new proposals		
	Ceiling:	Modern plasterboard with insulated backing	Refurbish and alter as part of new proposals		
	Window:	Modern timber casements with double glazing.	Replace with conservation style as part of new proposals		
	Doors:	None/Missing			
S03	Walls:	Plaster, possibly lime as it appears much older. Difficult to say - covered in wallpaper. Stud internal walls.	Refurbish and alter as part of new proposals		

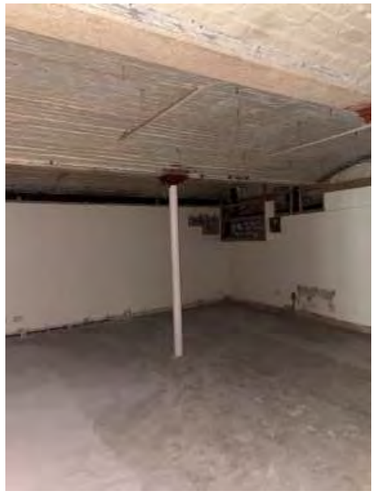
	Floors:	Plywood deck possibly on top existing boards	Refurbish and alter as part of new proposals		
	Ceiling:	Covered with woodchip paper but appears ok. Construction unknown. Patch of damp next to window EWSF-10	Patch repair and investigate cause of damp		
	Window:	Modern timber casements with double glazing.	Replace with conservation style as part of new proposals		
	Doors:	Timber 1 1/2 leaf door - not original			
	Stairs:	Modern staircase and lift shaft			
S04	Walls:	External walls severally damp. Internal walls modern stud and plaster	Remove all internal plaster to wall and allow to dry out. Replaster with breathable plaster. **(Priority 3)**	**64**	**3**
	Modern Stair and ceiling	Modern plaster	Replace as part of scheme if		

6.3 Photographs

Photograph 25

Photograph 26

Photograph 27



Photograph 28

Photograph 29

Photograph 30

Photograph 31

Photograph 32

Photograph 33

Photograph 34

Photograph 35

Photograph 36

Photograph 37

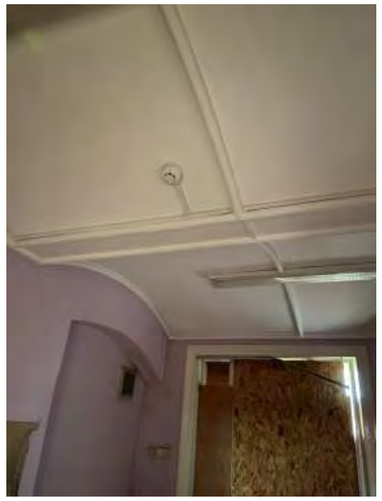
Photograph 38

Photograph 39

Photograph 40

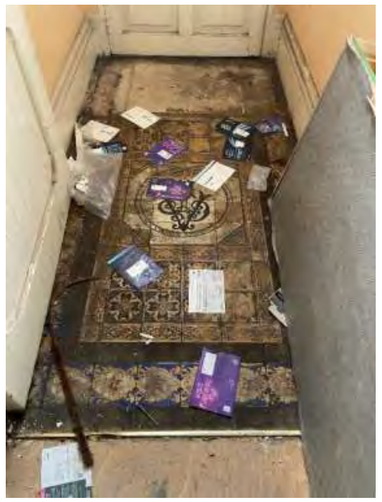
Photograph 41

Photograph 42



Photograph 43

Photograph 44



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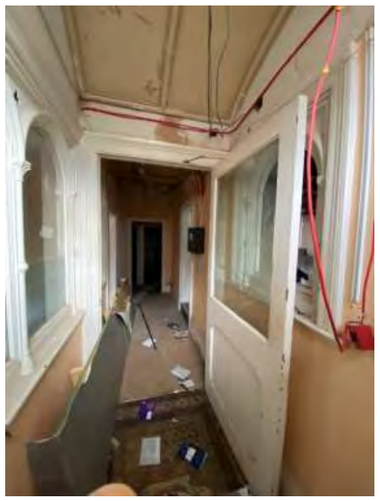
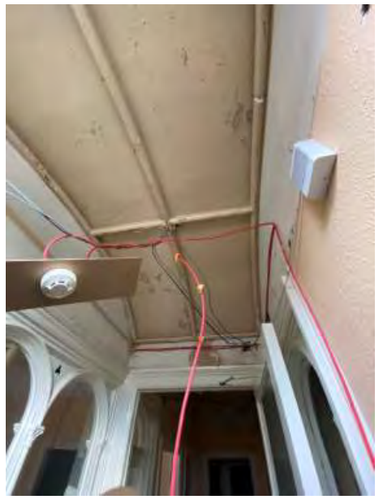


Photograph 46



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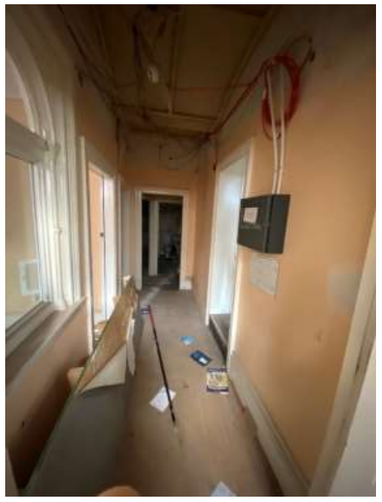


Photograph 48

Photograph 49

Photograph 50

Photograph 51

Photograph 52

Photograph 53

Photograph 54

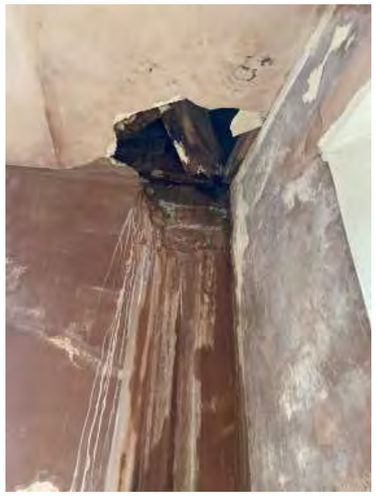
Photograph 55

Photograph 56

Photograph 57

Photograph 58

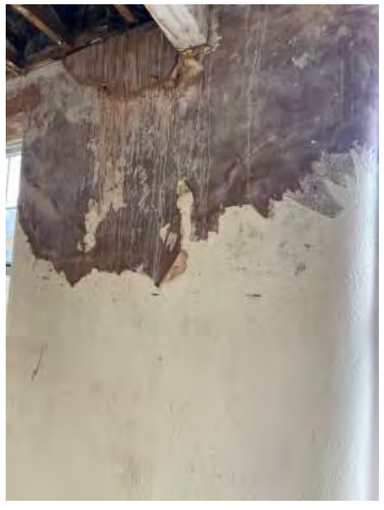
Photograph 59



Photograph 60

Photograph 61

Photograph 62



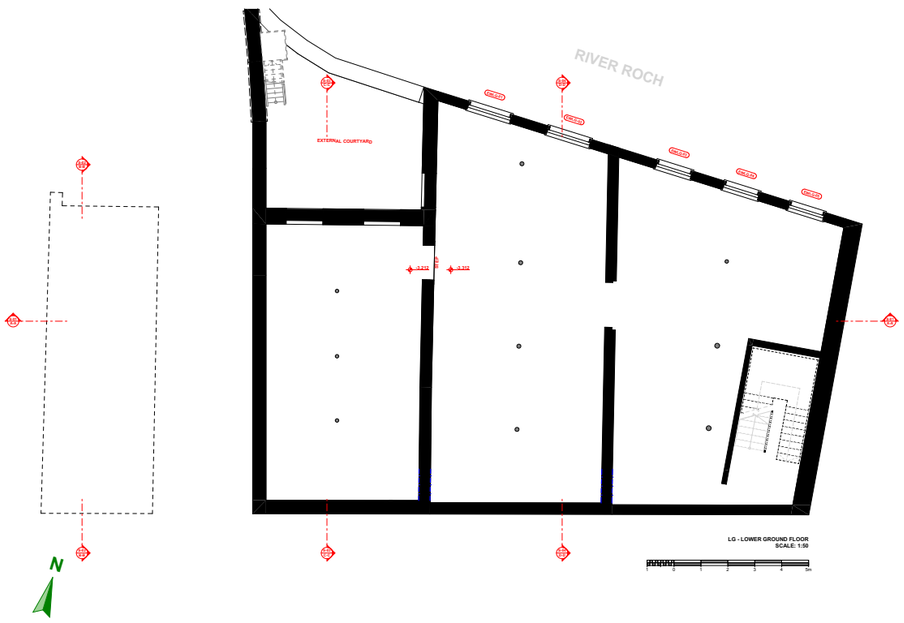
Photograph 63

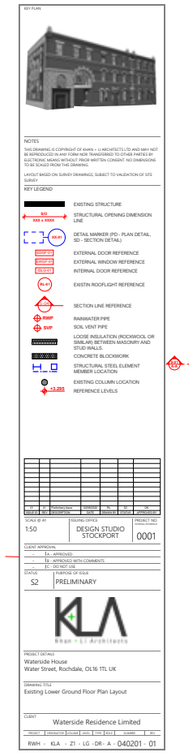
Photograph 64

Photograph 65

Donald Insall Associates

Appendix A
Architectural Drawings


RIVER ROCH
EXTERNAL COURTYARD
LG - LOWER GROUND FLOOR
SCALE: 1:50
N


KEY PLAN
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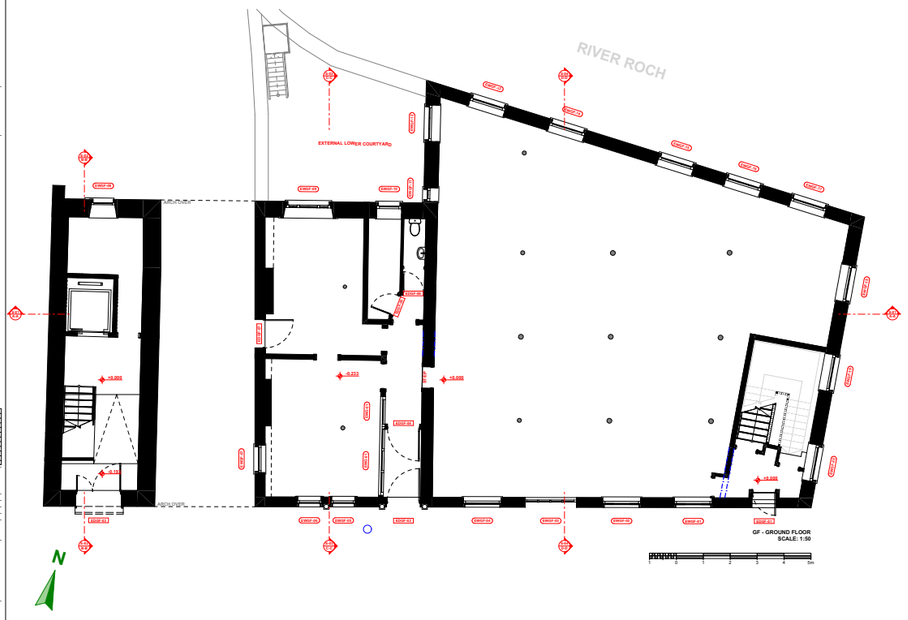
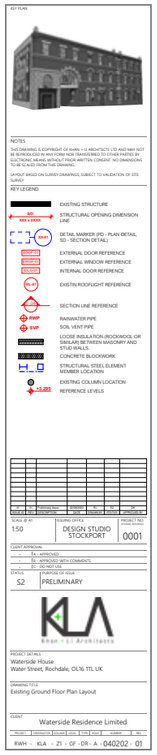
LAYOUT BASED ON SURVEY DRAWINGS, SUBJECT TO VALIDATION OF SITE SURVEY
KEY LEGEND
EXISTING STRUCTURE
STRUCTURAL OPENING DIMENSION LINE
DETAIL MARKER (PD - PLAN DETAIL, SD - SECTION DETAIL)
EXTERNAL DOOR REFERENCE
EXTERNAL WINDOW REFERENCE
INTERNAL DOOR REFERENCE
EXISTIN ROOFLIGHT REFERENCE
SECTION LINE REFERENCE
RAINWATER PIPE
SOIL VENT PIPE
LOOSE INSULATION (ROCKWOOL OR SIMILAR) BETWEEN MASONRY AND STUD WALLS.
CONCRETE BLOCKWORK
STRUCTURAL STEEL ELEMENT MEMBER LOCATION
EXISTING COLUMN LOCATION
REFERENCE LEVELS
SCALE @ A1
1:50
DRAWN OFFICE
DESIGN STUDIO STOCKPORT
PROJECT NO.
0001
CLIENT APPROVAL
A - APPROVED
B - APPROVED WITH COMMENTS
C - DO NOT USE
STATUS
S2
PURPOSE OF ISSUE
PRELIMINARY
PROJECT DESCRIPTION
Waterside House
Water Street, Rochdale, OL16 1TL UK
DRAWING TITLE
Existing Lower Ground Floor Plan Layout
CLIENT
Waterside Residence Limited
RWH - KLA - ZT - LG - DR - A - 040201 - 01


RIVER ROCH
EXTERNAL LOWER COURTYARD
MEZZANINE
GF - GROUND FLOOR
SCALE: 1:50
N


KEY PLAN
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LAYOUT BASED ON SURVEY DRAWINGS, SUBJECT TO VALIDATION OF SITE SURVEY
KEY LEGEND
EXISTING STRUCTURE
STRUCTURAL OPENING DIMENSION LINE
DETAIL MARKER (PD - PLAN DETAIL, SD - SECTION DETAIL)
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EXTERNAL WINDOW REFERENCE
INTERNAL DOOR REFERENCE
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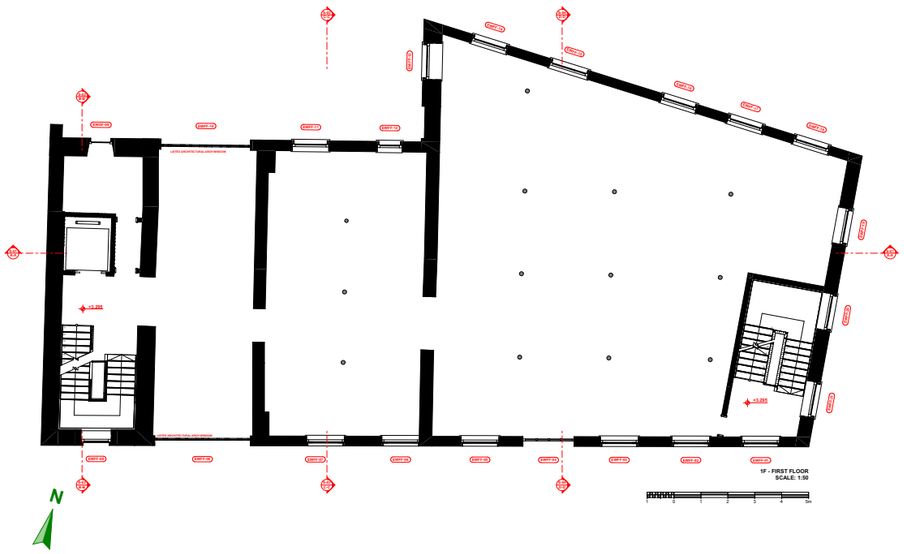
SECTION LINE REFERENCE
RAINWATER PIPE
SOIL VENT PIPE
LOOSE INSULATION (ROCKWOOL OR SIMILAR) BETWEEN MASONRY AND STUD WALLS.
CONCRETE BLOCKWORK
STRUCTURAL STEEL ELEMENT MEMBER LOCATION
EXISTING COLUMN LOCATION
REFERENCE LEVELS
SCALE @ A1
1:50
DRAWN OFFICE
DESIGN STUDIO STOCKPORT
PROJECT NO.
0001
CLIENT APPROVAL
A - APPROVED
B - APPROVED WITH COMMENTS
C - DO NOT USE
STATUS
S2
PURPOSE OF ISSUE
PRELIMINARY
PROJECT DESCRIPTION
Waterside House
Water Street, Rochdale, OL16 1TL UK
DRAWING TITLE
Existing Ground Floor Plan Layout
CLIENT
Waterside Residence Limited
RWH - KLA - ZT - GF - DR - A - 040202 - 01



KEY PLAN1

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LAYOUT BASED ON SURVEY DRAWINGS, SUBJECT TO VALIDATION OF SITE SURVEY

KEY LEGEND

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- D1.01 / XX.XX — DETAIL MARKER (PD - PLAN DETAIL, SD - SECTION DETAIL)
- EXDOF 01 — EXTERNAL DOOR REFERENCE
- EXWIN 01 — EXTERNAL WINDOW REFERENCE
- INDOF 01 — INTERNAL DOOR REFERENCE
- RL1.01 — EXISTIN ROOFLIGHT REFERENCE
- 01 / A — SECTION LINE REFERENCE
- RWP — RAINWATER PIPE
- SVP — SOIL VENT PIPE
- LOOSE INSULATION (ROCKWOOL OR EQUIVALENT) BETWEEN MASONRY AND STUD WALL
- CONCRETE BLOCKWORK
- STRUCTURAL STEEL ELEMENT MEMBER LOCATION
- EXISTING COLUMN LOCATION
- +3.295 — REFERENCE LEVELS

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P1	01.12.21	PRELIMINARY	AL	AL	AL

SCALE @ A1: 1:50
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PROJECT NO: 0001

CLIENT APPROVAL:
- Ex - APPROVED
- Ex - APPROVED WITH COMMENTS
- Ex - STATUS OF WORK

STATUS: S2 — PRELIMINARY

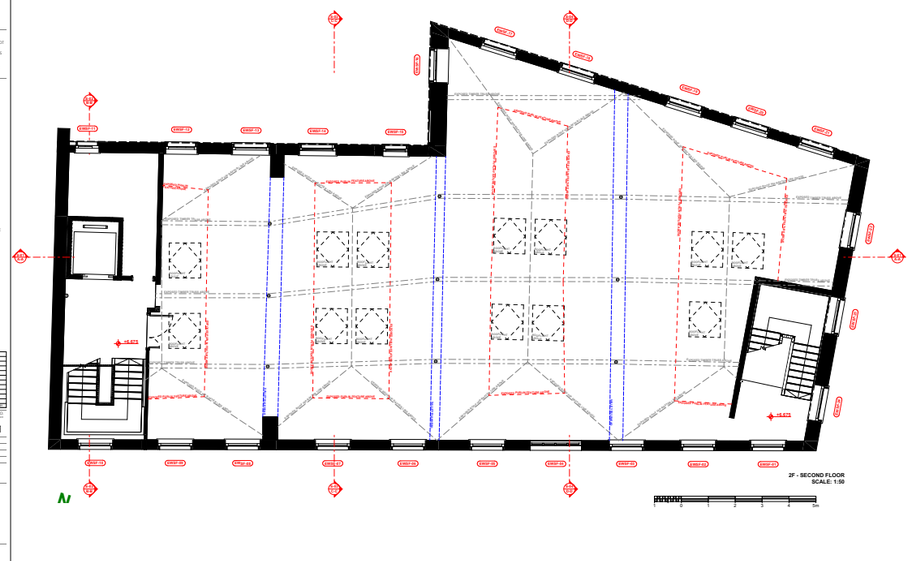
KLA Khan + Li Architects

PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK

DRAWING TITLE
Existing First Floor Plan Layout

CLIENT
Waterside Residence Limited

RWH - KLA - Z1 - 1F - DR - A - 040203 - 01



KEY PLAN1

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KEY LEGEND

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- EXISTING COLUMN LOCATION
- +3.295 — REFERENCE LEVELS

REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY
P1	01.12.21	PRELIMINARY	AL	AL	AL

SCALE @ A1: 1:50
DRAWING OFFICE: DESIGN STUDIO STOCKPORT
PROJECT NO: 0001

CLIENT APPROVAL:
- Ex - APPROVED
- Ex - APPROVED WITH COMMENTS
- Ex - STATUS OF WORK

STATUS: S2 — PRELIMINARY

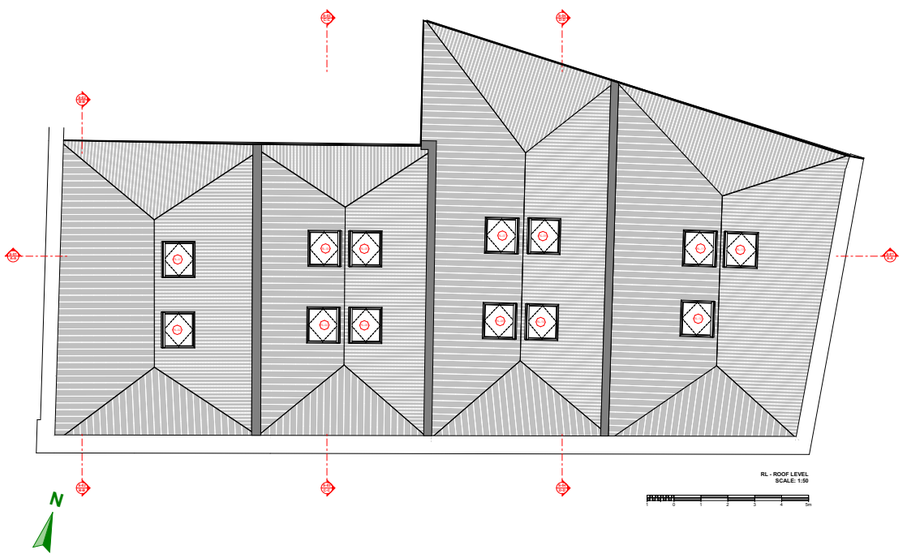
KLA Khan + Li Architects

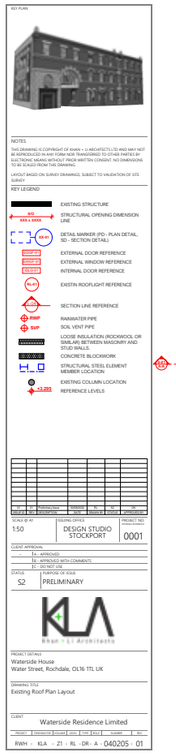
PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK

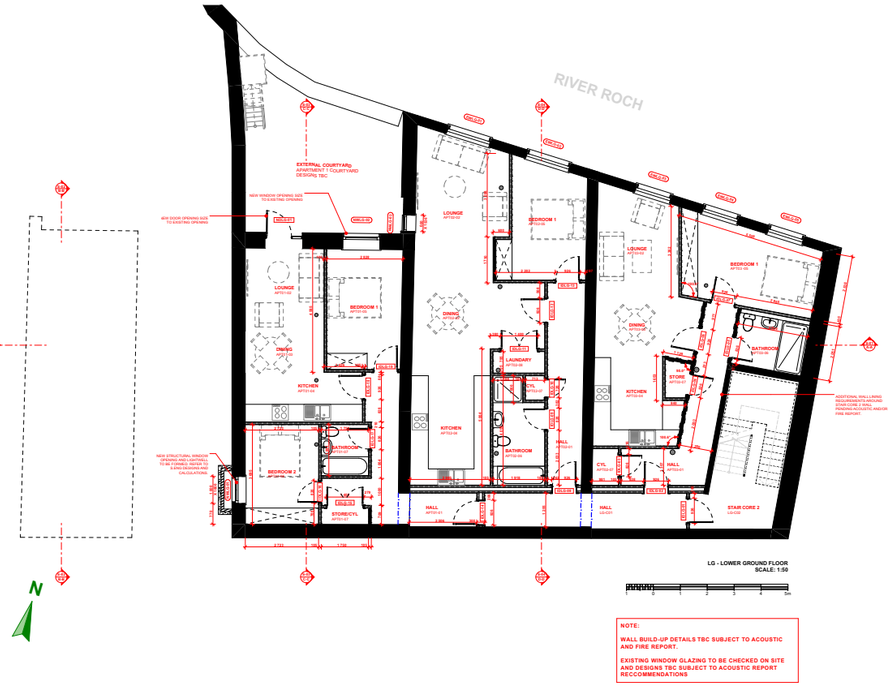
DRAWING TITLE
Existing Second Floor Plan Layout

CLIENT
Waterside Residence Limited

RWH - KLA - Z1 - 2F - DR - A - 040204 - 01





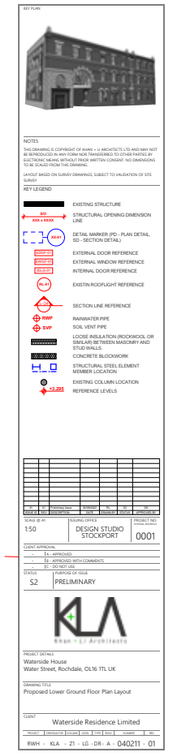


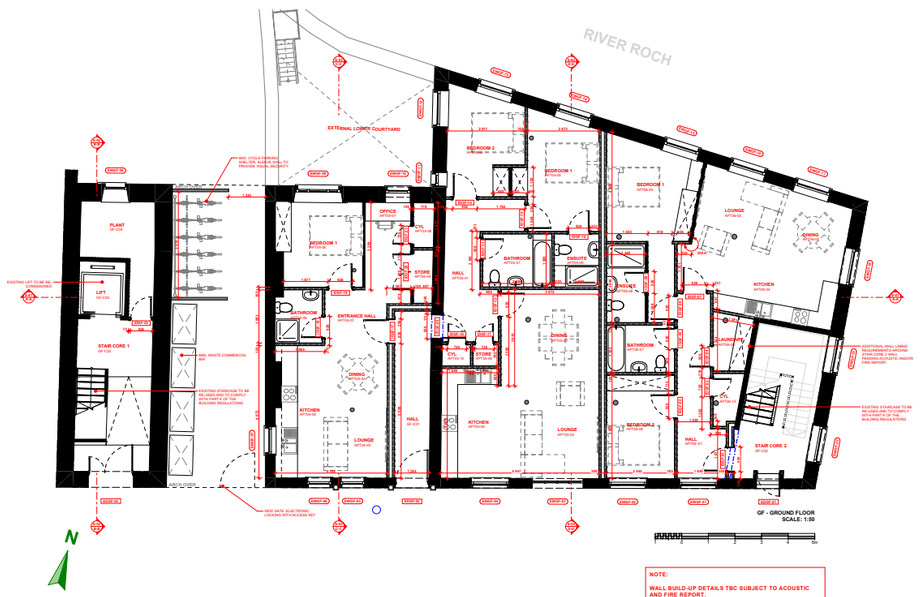
NOTE:

WALL BUILD-UP DETAILS TBC SUBJECT TO ACOUSTIC AND FIRE REPORT.

EXISTING WINDOW GLAZING TO BE CHECKED ON SITE AND DESIGNS TBC SUBJECT TO ACOUSTIC REPORT RECCOMMENDATIONS

LG - LOWER GROUND FLOOR
SCALE: 1:50



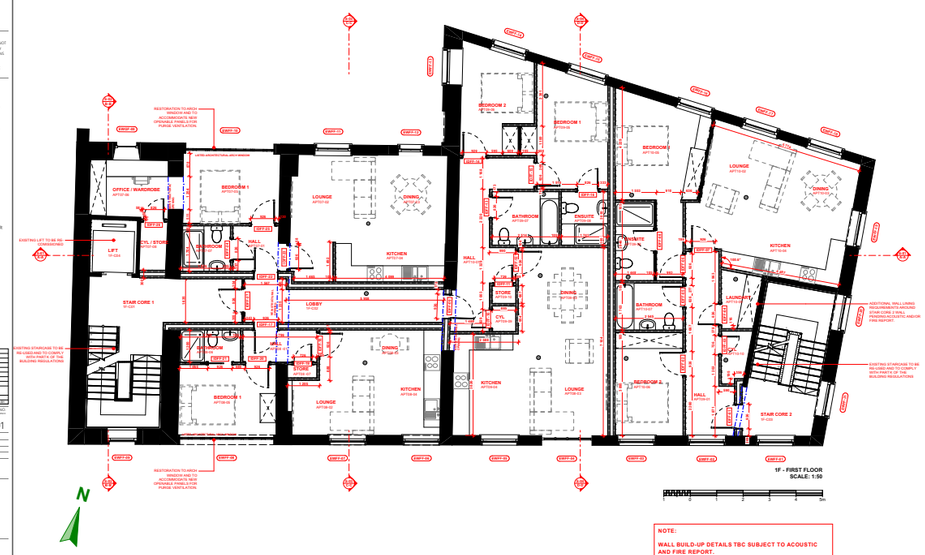


GF - GROUND FLOOR
SCALE: 1:50

NOTE:

WALL BUILD-UP DETAILS TBC SUBJECT TO ACOUSTIC AND FIRE REPORT.

EXISTING WINDOW GLAZING TO BE CHECKED ON SITE AND DESIGNS TBC SUBJECT TO ACOUSTIC REPORT RECCOMMENDATIONS



1F - FIRST FLOOR
SCALE: 1:50

NOTE:

WALL BUILD-UP DETAILS TBC SUBJECT TO ACOUSTIC AND FIRE REPORT.

EXISTING WINDOW GLAZING TO BE CHECKED ON SITE AND DESIGNS TBC SUBJECT TO ACOUSTIC REPORT RECCOMMENDATIONS

KEY PLAN

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LAYOUT BASED ON SURVEY DRAWINGS, SUBJECT TO VALIDATION OF SITE SURVEY

KEY LEGEND

- EXISTING STRUCTURE
- 300 / 4XX x 6XXX — STRUCTURAL OPENING DIMENSION LINE
- DP.01 / 01.01 — DETAIL MARKER (PD - PLAN DETAIL, SD - SECTION DETAIL)
- EXT.DP.01 — EXTERNAL DOOR REFERENCE
- EXT.WD.01 — EXTERNAL WINDOW REFERENCE
- INT.DR.01 — INTERNAL DOOR REFERENCE
- RL.01 — EXISTIN ROOFLIGHT REFERENCE
- SECTION LINE REFERENCE
- RWP — RAINWATER PIPE
- SVP — SOIL VENT PIPE
- LOOSE INSULATION (ROCKWOOL OR SIMILAR) BETWEEN MASONRY AND STUD WALLS
- CONCRETE BLOCKWORK
- STRUCTURAL STEEL ELEMENT MEMBER LOCATION
- EXISTING COLUMN LOCATION
- +3.255 — REFERENCE LEVELS

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P2	20.12.21	PLANNING ISSUE - REVISED	DRAFT	CHK	PA	CHK

SCALE @ A1	DRAWING STATUS	PROJECT NO.
1:50	DESIGN STUDIO STOCKPORT	0001

CLIENT APPROVAL
- A - APPROVED
- B - APPROVED WITH COMMENTS
- C - DO NOT USE

STATUS	PURPOSE OF ISSUE
S4	PLANNING

RAWH + LI Architects

PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK

DRAWING TITLE
Proposed Ground Floor Plan Layout

CLIENT
Waterside Residence Limited

RWH - KLA - ZI - GF - DR - A - 040212 - 02

KEY PLAN

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LAYOUT BASED ON SURVEY DRAWINGS, SUBJECT TO VALIDATION OF SITE SURVEY

KEY LEGEND

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- EXISTING COLUMN LOCATION
- +3.255 — REFERENCE LEVELS

REV	DATE	DESCRIPTION	DRAWN BY	CHK	PA	CHK
P1	01.12.21	PLANNING ISSUE	DRAFT	CHK	PA	CHK
P2	20.12.21	PLANNING ISSUE - REVISED	DRAFT	CHK	PA	CHK

SCALE @ A1	DRAWING STATUS	PROJECT NO.
1:50	DESIGN STUDIO STOCKPORT	0001

CLIENT APPROVAL
- A - APPROVED
- B - APPROVED WITH COMMENTS
- C - DO NOT USE

STATUS	PURPOSE OF ISSUE
S2	PRELIMINARY

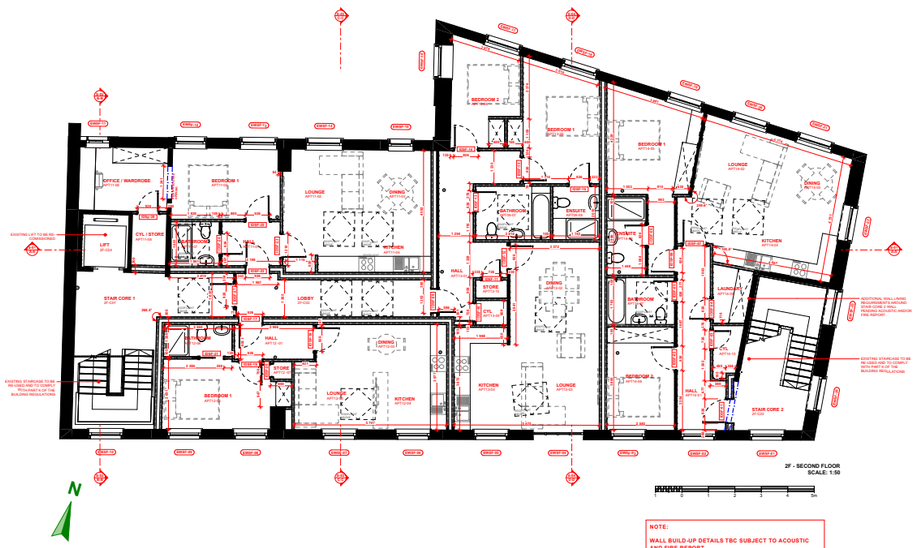
RAWH + LI Architects

PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK

DRAWING TITLE
Proposed First Floor Plan Layout

CLIENT
Waterside Residence Limited

RWH - KLA - ZI - 1F - DR - A - 040213 - 01


2F - SECOND FLOOR
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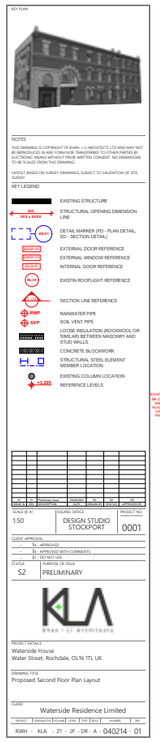
NOTE:
WALL BUILD-UP DETAILS TBC SUBJECT TO ACOUSTIC AND FIRE REPORT.
EXISTING WINDOW GLAZING TO BE CHECKED ON SITE AND DESIGNS TBC SUBJECT TO ACOUSTIC REPORT RECCOMMENDATIONS


KEY PLAN
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LAYOUT BASED ON SURVEY DRAWINGS, SUBJECT TO VALIDATION OF SITE SURVEY
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EXISTING STRUCTURE
STRUCTURAL OPENING DIMENSION LINE
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INTERNAL DOOR REFERENCE
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SECTION LINE REFERENCE
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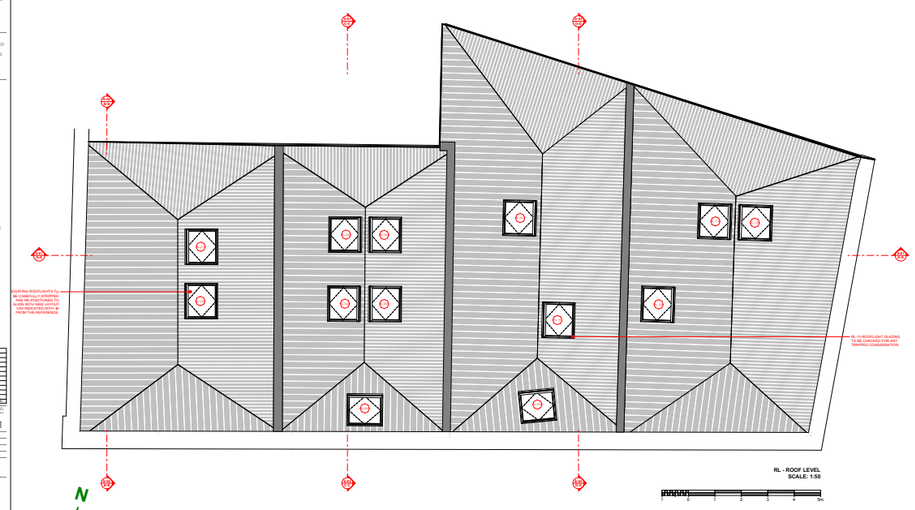
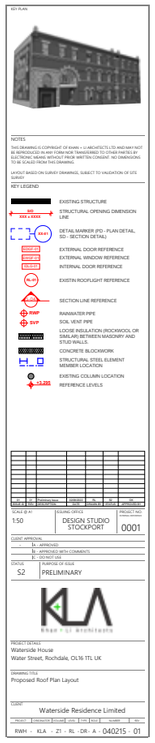
SVP SOIL VENT PIPE
LOOSE INSULATION (ROCKWOOL OR SIMILAR) BETWEEN MASONRY AND STUD WALLS
CONCRETE BLOCKWORK
STRUCTURAL STEEL ELEMENT/ MEMBER LOCATION
EXISTING COLUMN LOCATION
REFERENCE LEVELS
DESIGN STUDIO STOCKPORT
0001
S2 PRELIMINARY
Waterside House
Water Street, Rochdale, OL16 1TL UK
Proposed Second Floor Plan Layout
Waterside Residence Limited
RWH - KLA - Z1 - 2F - DR - A - 040214 - 01


RL - ROOF LEVEL
SCALE: 1:50
NOTE:
WALL BUILD-UP DETAILS TBC SUBJECT TO ACOUSTIC AND FIRE REPORT.
EXISTING WINDOW GLAZING TO BE CHECKED ON SITE AND DESIGNS TBC SUBJECT TO ACOUSTIC REPORT RECCOMMENDATIONS


KEY PLAN
NOTES
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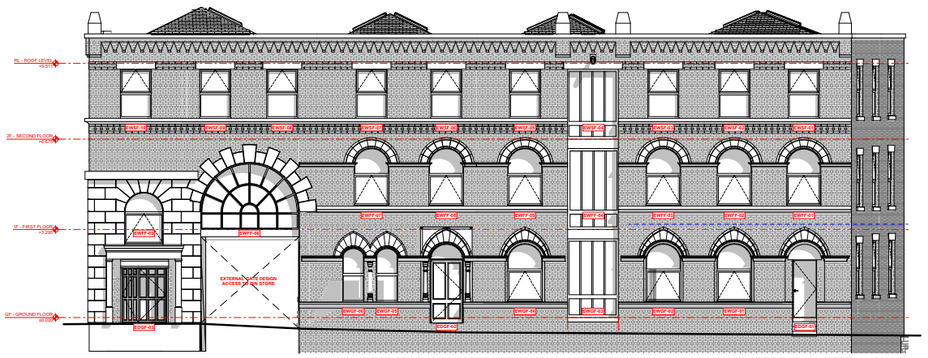
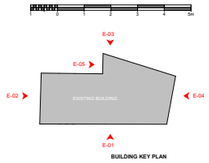
LAYOUT BASED ON SURVEY DRAWINGS, SUBJECT TO VALIDATION OF SITE SURVEY
KEY LEGEND
EXISTING STRUCTURE
STRUCTURAL OPENING DIMENSION LINE
DETAIL MARKER (PD - PLAN DETAIL, SD - SECTION DETAIL)
EXTERNAL DOOR REFERENCE
EXTERNAL WINDOW REFERENCE
INTERNAL DOOR REFERENCE
EXISTIN ROOFLIGHT REFERENCE
SECTION LINE REFERENCE
RWP RAINWATER PIPE
SVP SOIL VENT PIPE
LOOSE INSULATION (ROCKWOOL OR SIMILAR) BETWEEN MASONRY AND STUD WALLS
CONCRETE BLOCKWORK
STRUCTURAL STEEL ELEMENT/ MEMBER LOCATION
EXISTING COLUMN LOCATION
REFERENCE LEVELS
DESIGN STUDIO STOCKPORT
0001
S2 PRELIMINARY
Waterside House
Water Street, Rochdale, OL16 1TL UK
Proposed Roof Plan Layout
Waterside Residence Limited
RWH - KLA - Z1 - RL - DR - A - 040215 - 01

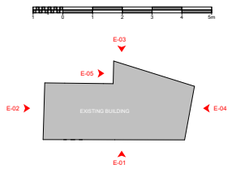


SOUTH ELEVATION
SCALE: 1:50



BUILDING KEY PLAN

WEST ELEVATION
SCALE: 1:50



BUILDING KEY PLAN

KEY PLAN

NOTES

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LAYOUT BASED ON SURVEY DRAWINGS, SUBJECT TO VALIDATION OF SITE SURVEY

KEY LEGEND

1:300	DIMENSION LINE AND REFERENCE
DOOR 01	EXTERNAL DOOR REFERENCE
WINDOW 01	EXTERNAL WINDOW REFERENCE
OG	OBSCURED GLAZING
*	TOUGHENED GLAZING PANEL TO DOORS AND WINDOWS TO COMPLY WITH PART K OF BUILD REGS

REV	DATE	DESCRIPTION	ORIGIN	CHK	REV	APP
REVISION HISTORY						

SCALE @ A1 1:300, 1:50	DRAWN OFFICE DESIGN STUDIO STOCKPORT
PROJECT NO. (Provided by RIBA) 0001	

CLIENT APPROVAL
A - APPROVED
B - APPROVED WITH COMMENTS
C - DO NOT USE

STATUS S2	PURPOSE OF ISSUE PRELIMINARY

KLA ARCHITECTS

PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK

DRAWING TITLE
E-01 - Existing South Elevation Layout

CLIENT
Waterside Residence Limited

PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REV
RWH -	KLA -	Z1 -	ZZ -	DR -	A -	040301 -	01

KEY PLAN

NOTES

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LAYOUT BASED ON SURVEY DRAWINGS, SUBJECT TO VALIDATION OF SITE SURVEY

KEY LEGEND

1:300	DIMENSION LINE AND REFERENCE
DOOR 01	EXTERNAL DOOR REFERENCE
WINDOW 01	EXTERNAL WINDOW REFERENCE
OG	OBSCURED GLAZING
*	TOUGHENED GLAZING PANEL TO DOORS AND WINDOWS TO COMPLY WITH PART K OF BUILD REGS

REV	DATE	DESCRIPTION	ORIGIN	CHK	REV	APP
REVISION HISTORY						

SCALE @ A1 1:300, 1:50	DRAWN OFFICE DESIGN STUDIO STOCKPORT
PROJECT NO. (Provided by RIBA) 0001	

CLIENT APPROVAL
A - APPROVED
B - APPROVED WITH COMMENTS
C - DO NOT USE

STATUS S2	PURPOSE OF ISSUE PRELIMINARY

KLA ARCHITECTS

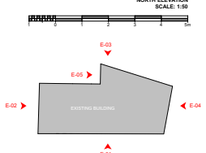
PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK

DRAWING TITLE
E-02 - Existing West Elevation Layout

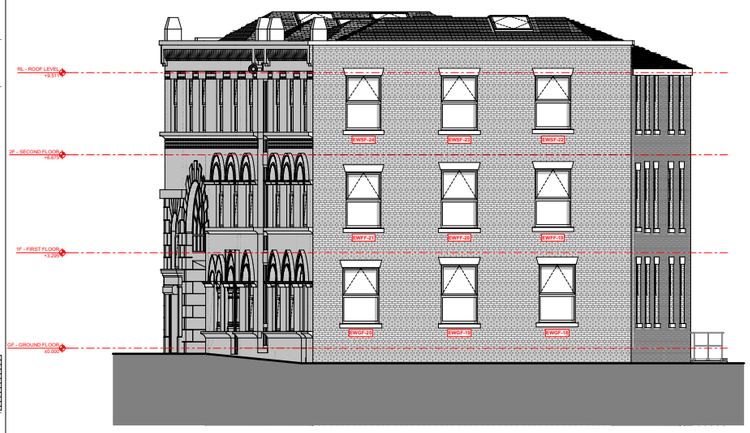
CLIENT
Waterside Residence Limited

PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REV
RWH -	KLA -	Z1 -	ZZ -	DR -	A -	040302 -	01

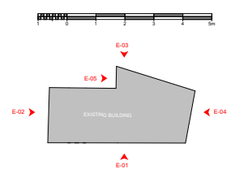
NORTH ELEVATION
SCALE: 1:50



BUILDING KEY PLAN



EAST ELEVATION
SCALE: 1:50



BUILDING KEY PLAN

KEY PLAN

NOTES

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LAYOUT BASED ON SURVEY DRAWINGS, SUBJECT TO VALIDATION OF SITE SURVEY

KEY LEGEND

1:300	DIMENSION LINE AND REFERENCE
WXGF-01	EXTERNAL DOOR REFERENCE
WWGF-01	EXTERNAL WINDOW REFERENCE
OG	OBSCURED GLAZING
★	TOUGHENED GLAZING PANEL TO DOORS AND WINDOWS TO COMPLY WITH PART K OF BUILD REGS

REV	DATE	DRAWN/CHECKED	ISSUED	CHK	APP	DESCRIPTION
P1	21.10.21	RWH/KLA	KLA	RL	RL	FOR COMMENT

SCALE @ A1 1:300, 1:50	DRAWING OFFICE DESIGN STUDIO STOCKPORT	PROJECT NO. PROJECT NO. 0001

CLIENT APPROVAL
A - APPROVED
B - APPROVED WITH COMMENTS
C - DO NOT USE

STATUS S2 | PURPOSE OF ISSUE PRELIMINARY

KLA Rear / Li Architects

PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK

DRAWING TITLE
E-03 - Existing North Elevation Layout

CLIENT
Waterside Residence Limited

PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REV
RWH -	KLA -	Z1 -	ZZ -	DR -	A -	040303 -	01

KEY PLAN

NOTES

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LAYOUT BASED ON SURVEY DRAWINGS, SUBJECT TO VALIDATION OF SITE SURVEY

KEY LEGEND

1:300	DIMENSION LINE AND REFERENCE
WXGF-01	EXTERNAL DOOR REFERENCE
WWGF-01	EXTERNAL WINDOW REFERENCE
OG	OBSCURED GLAZING
★	TOUGHENED GLAZING PANEL TO DOORS AND WINDOWS TO COMPLY WITH PART K OF BUILD REGS

REV	DATE	DRAWN/CHECKED	ISSUED	CHK	APP	DESCRIPTION
P1	21.10.21	RWH/KLA	KLA	RL	RL	FOR COMMENT

SCALE @ A1 1:300, 1:50	DRAWING OFFICE DESIGN STUDIO STOCKPORT	PROJECT NO. PROJECT NO. 0001

CLIENT APPROVAL
A - APPROVED
B - APPROVED WITH COMMENTS
C - DO NOT USE

STATUS S2 | PURPOSE OF ISSUE PRELIMINARY

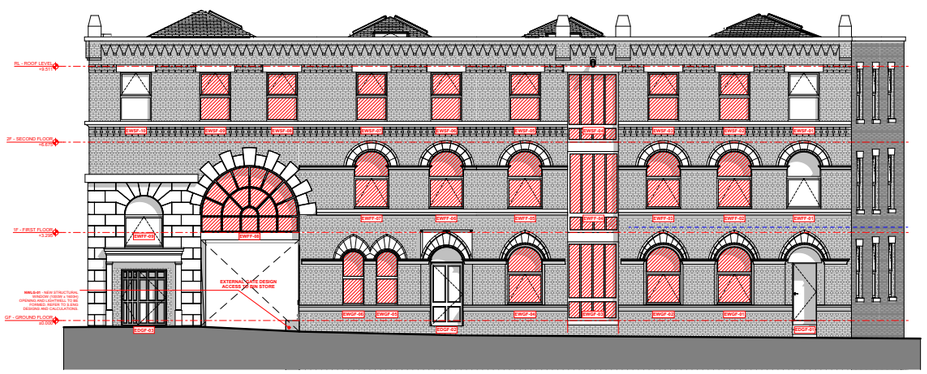
KLA Rear / Li Architects

PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK

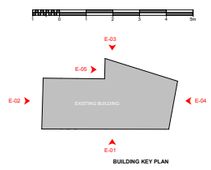
DRAWING TITLE
E-04 - Existing East Elevation Layout

CLIENT
Waterside Residence Limited

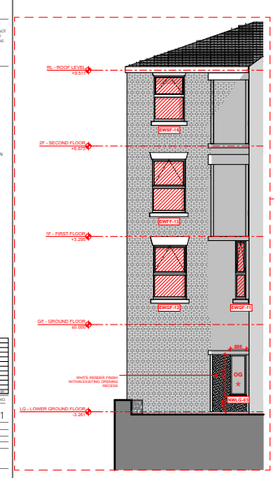
PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REV
RWH -	KLA -	Z1 -	ZZ -	DR -	A -	040304 -	01



SOUTH ELEVATION
SCALE: 1:50

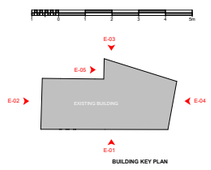


BUILDING KEY PLAN



WEST ELEVATION COURTYARD
SCALE: 1:50

WEST ELEVATION
SCALE: 1:50



BUILDING KEY PLAN

KEY PLAN

NOTES

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LAYOUT BASED ON SURVEY DRAWINGS, SUBJECT TO VALIDATION OF SITE SURVEY

KEY LEGEND

- 1:300 — DIMENSION LINE AND REFERENCE
- EXDOOR 01 — EXTERNAL DOOR REFERENCE
- EXWIN 01 — EXTERNAL WINDOW REFERENCE
- OG — OBSCURED GLAZING
- * — TOUGHENED GLAZING PANEL TO DOORS AND WINDOWS TO COMPLY WITH PART K OF BUILD REGS
- GLAZING TO BE REPLACED TO ALIGN WITH ACOUSTIC REPORT RECOMMENDATIONS. TIMBER FRAME TO BE INSPECTED AND RESTORE AND RETAIN.

REV	DATE	DRAWING No.	DRAWN	CHK	APP	DESCRIPTION
P01	08.11.21	0040311 - 01	RWH	KLA	KLA	PRELIMINARY

SCALE @ A1: 1:300, 1:50

DRAWING OFFICE: DESIGN STUDIO STOCKPORT

PROJECT NO. (Sequential): 0001

CLIENT APPROVAL:
- A - APPROVED
- B - APPROVED WITH COMMENTS
- C - DO NOT USE

STATUS: S2 — PURPOSE OF ISSUE: PRELIMINARY

Khan + Li Architects

PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK

DRAWING TITLE
E-01 - Proposed South Elevation Layout

CLIENT
Waterside Residence Limited

PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REV
RWH	KLA	ZT	ZZ	DR	A	040311	01

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LAYOUT BASED ON SURVEY DRAWINGS, SUBJECT TO VALIDATION OF SITE SURVEY

KEY LEGEND

- 1:300 — DIMENSION LINE AND REFERENCE
- EXDOOR 01 — EXTERNAL DOOR REFERENCE
- EXWIN 01 — EXTERNAL WINDOW REFERENCE
- OG — OBSCURED GLAZING
- * — TOUGHENED GLAZING PANEL TO DOORS AND WINDOWS TO COMPLY WITH PART K OF BUILD REGS

REV	DATE	DRAWING No.	DRAWN	CHK	APP	DESCRIPTION
P01	08.11.21	0040312 - 01	RWH	KLA	KLA	PRELIMINARY

SCALE @ A1: 1:300, 1:50

DRAWING OFFICE: DESIGN STUDIO STOCKPORT

PROJECT NO. (Sequential): 0001

CLIENT APPROVAL:
- A - APPROVED
- B - APPROVED WITH COMMENTS
- C - DO NOT USE

STATUS: S2 — PURPOSE OF ISSUE: PRELIMINARY

Khan + Li Architects

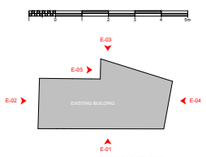
PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK

DRAWING TITLE
E-02 - Proposed West Elevation Layout

CLIENT
Waterside Residence Limited

PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REV
RWH	KLA	ZT	ZZ	DR	A	040312	01

NORTH ELEVATION
SCALE: 1:50



BUILDING KEY PLAN

KEY PLAN

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LAYOUT BASED ON SURVEY DRAWINGS, SUBJECT TO VALIDATION OF SITE SURVEY

KEY LEGEND

1,200	DIMENSION LINE AND REFERENCE
WXGF-01	EXTERNAL DOOR REFERENCE
WWF-01	EXTERNAL WINDOW REFERENCE
OG	OBSCURED GLAZING
★	TOUGHENED GLAZING PANEL TO DOORS AND WINDOWS TO COMPLY WITH PART K OF BUILD REGS

REV	DATE	DRAWN/CHKD	CHANGE	No.	REV	BY
A	01.04.21	RWH/KLA	ISSUED FOR PLANNING	01	A	RWH

SCALE @ A1: 1:300, 1:50
DRAWING OFFICE: DESIGN STUDIO STOCKPORT
PROJECT NO: PROJECT NO. 0001

CLIENT APPROVAL
1A - APPROVED
1b - APPROVED WITH COMMENTS
2C - DO NOT USE

STATUS: S2
PURPOSE OF ISSUE: PRELIMINARY

KLA
Kieran + LJ Architects

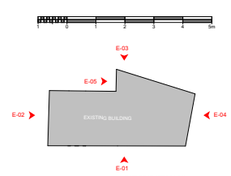
PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK

DRAWING TITLE
E-03 - Proposed North Elevation Layout

CLIENT
Waterside Residence Limited

PROJECT	ORIGINATOR	ZONE/LEVEL	TYPE	ROLE	NUMBER	REV
RWH -	KLA -	Z1 -	ZZ -	DR -	A - 040313 -	01

EAST ELEVATION
SCALE: 1:50



BUILDING KEY PLAN

KEY PLAN

NOTES

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LAYOUT BASED ON SURVEY DRAWINGS, SUBJECT TO VALIDATION OF SITE SURVEY

KEY LEGEND

1,200	DIMENSION LINE AND REFERENCE
WXGF-01	EXTERNAL DOOR REFERENCE
WWF-01	EXTERNAL WINDOW REFERENCE
OG	OBSCURED GLAZING
★	TOUGHENED GLAZING PANEL TO DOORS AND WINDOWS TO COMPLY WITH PART K OF BUILD REGS

REV	DATE	DRAWN/CHKD	CHANGE	No.	REV	BY
A	01.04.21	RWH/KLA	ISSUED FOR PLANNING	01	A	RWH

SCALE @ A1: 1:300, 1:50
DRAWING OFFICE: DESIGN STUDIO STOCKPORT
PROJECT NO: PROJECT NO. 0001

CLIENT APPROVAL
1A - APPROVED
1b - APPROVED WITH COMMENTS
2C - DO NOT USE

STATUS: S2
PURPOSE OF ISSUE: PRELIMINARY

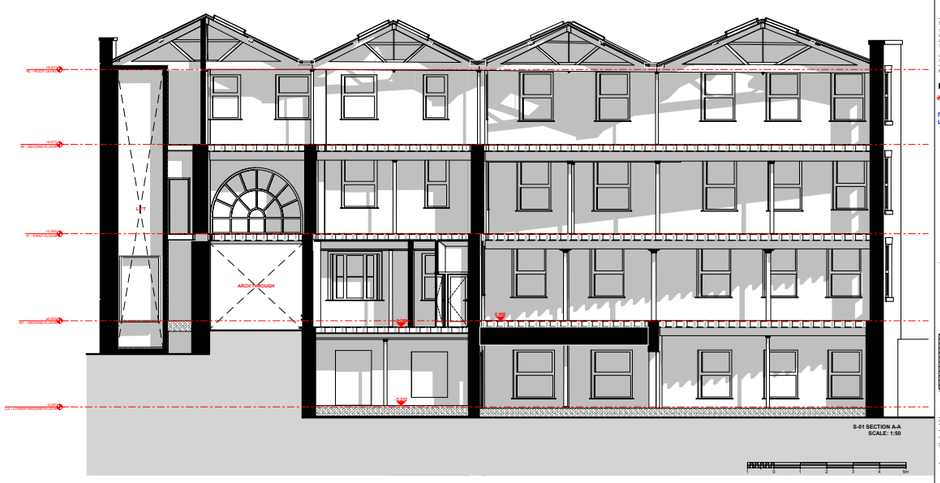
KLA
Kieran + LJ Architects

PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK

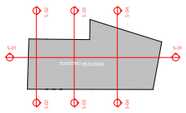
DRAWING TITLE
E-04 - Proposed East Elevation Layout

CLIENT
Waterside Residence Limited

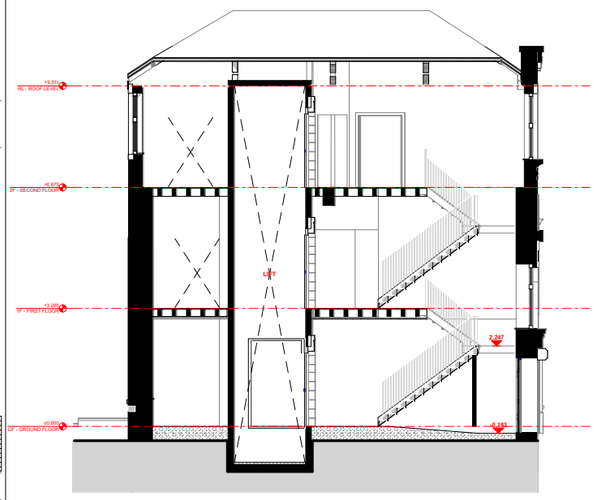
PROJECT	ORIGINATOR	ZONE/LEVEL	TYPE	ROLE	NUMBER	REV
RWH -	KLA -	Z1 -	ZZ -	DR -	A - 040314 -	01



S-01 SECTION A-A
SCALE: 1:50



BUILDING KEY PLAN



S-02 SECTION B-B
SCALE: 1:50

KEY PLAN

NOTES

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LAYOUT BASED ON SURVEY DRAWINGS, SUBJECT TO VALIDATION OF SITE SURVEY

KEY LEGEND

- EXISTING STRUCTURE
- S/O — XXX x XXXX — STRUCTURAL OPENING DIMENSION LINE
- XX-01 — DETAIL MARKER (PD - PLAN DETAIL, SD - SECTION DETAIL)
- DOOR 01 — INTERNAL DOOR REFERENCE
- +0.000 FFL — FLOOR LEVEL REFERENCE (FFL - FINISH FLOOR LEVEL) (EFFL - EXISTING FINISH FLOOR LEVEL) (TOS - TOP OF STEEL LEVEL)
- RWP — RAINWATER PIPE
- SVP — SOIL VENT PIPE
- LOOSE INSULATION (ROCKWOOL OR SIMILAR) BETWEEN MASONRY AND STUD WALLS.
- CONCRETE BLOCKWORK
- RIGID INSULATION
- DPC/M - DAMP PROOF COURSE/MEMBRANE
- VCL - VAPOUR CONTROL LAYER
- BREATHABLE MEMBRANE
- SINGLE-PLY MEMBRANE
- +0.000 GF - GROUND FLOOR — LEVEL REFERENCE

REV	STATUS	DESCRIPTION	DATE	DRAWN BY	CHK	APPROVED BY
01	S1	Preliminary Issue	22/08/2022	RL	GZ	GK
02	S2	PRELIMINARY	04/10/2022	RL	GZ	GK

SCALE @ A1	ISSUING OFFICE	PROJECT NO. (INTERNAL REFERENCE)
1:50	DESIGN STUDIO STOCKPORT	0001

CLIENT APPROVAL
- A - APPROVED
- B - APPROVED WITH COMMENTS
- C - DO NOT USE

STATUS	PURPOSE OF ISSUE
S2	PRELIMINARY

PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK

DRAWING TITLE
S-01 - Existing Section A-A

CLIENT
Waterside Residence Limited

PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REV
RWH -	KLA	- Z1 -	ZZ -	DR -	A -	040501 -	01

BUILDING KEY PLAN

REV	STATUS	DESCRIPTION	DATE	DRAWN BY	CHK	APPROVED BY
01	S1	Preliminary Issue	22/08/2022	RL	GZ	GK
02	S2	PRELIMINARY	04/10/2022	RL	GZ	GK

SCALE @ A1	ISSUING OFFICE	PROJECT NO. (INTERNAL REFERENCE)
1:50	DESIGN STUDIO STOCKPORT	0001

CLIENT APPROVAL
- A - APPROVED
- B - APPROVED WITH COMMENTS
- C - DO NOT USE

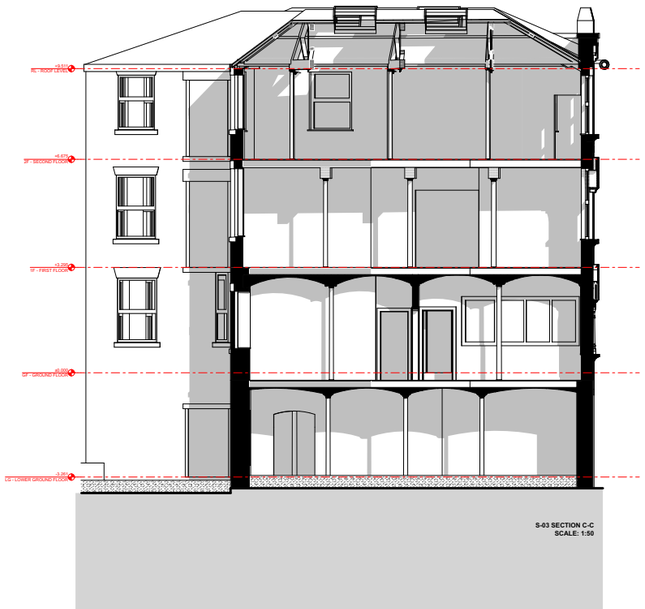
STATUS	PURPOSE OF ISSUE
S2	PRELIMINARY

PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK

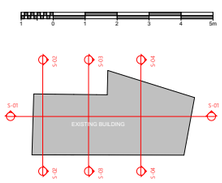
DRAWING TITLE
S-02 - Existing Section B-B

CLIENT
Waterside Residence Limited

PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REV
RWH -	KLA	- Z1 -	ZZ -	DR -	A -	040502 -	01



S-03 SECTION C-C
SCALE: 1:50



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LAYOUT BASED ON SURVEY DRAWINGS, SUBJECT TO VALIDATION OF SITE SURVEY

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- XX-01 — DETAIL MARKER (PD - PLAN DETAIL, SD - SECTION DETAIL)
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- SINGLE-PLY MEMBRANE
- 0.150 00 - GROUND FLOOR — LEVEL REFERENCE

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SCALE @ A1: 1:50
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PROJECT NO. (Office Allocated): 0001

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PURPOSE OF ISSUE: PRELIMINARY

PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK

DRAWING TITLE
S-03 - Existing Section C-C

CLIENT
Waterside Residence Limited

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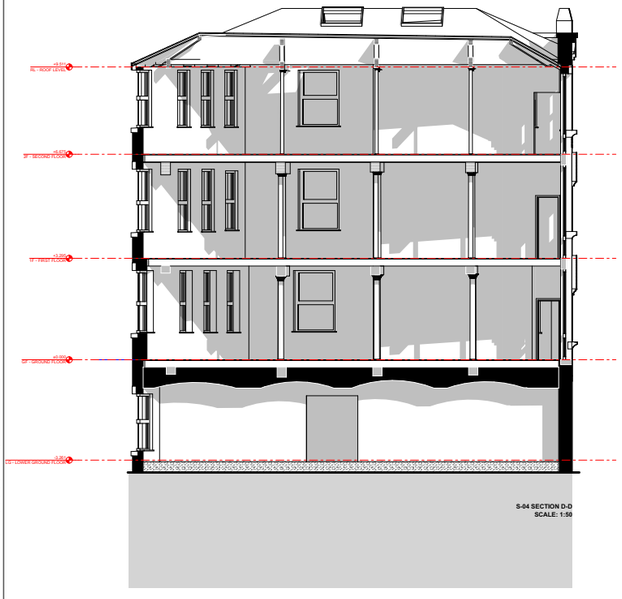

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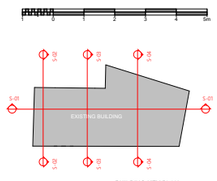

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PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK

DRAWING TITLE
S-04 - Existing Section D-D

CLIENT
Waterside Residence Limited

PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REV
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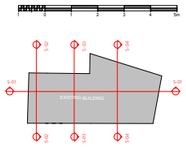

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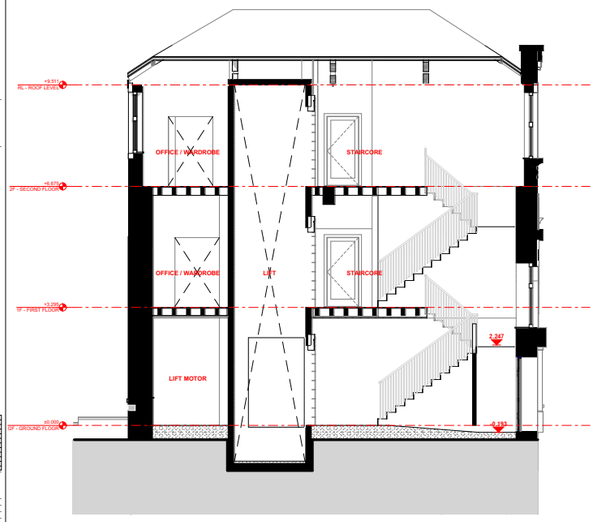

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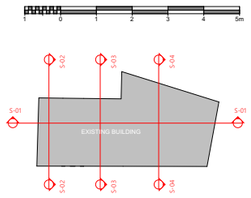

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STATUS: S2 — PURPOSE OF ISSUE: PRELIMINARY

KLA Khan + Li Architects

PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK

DRAWING TITLE
S-01 - Proposed Section A-A

CLIENT
Waterside Residence Limited

PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REV
RWH -	KLA -	Z1 -	ZZ -	DR -	A -	040511 -	01

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KLA Khan + Li Architects

PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK

DRAWING TITLE
S-02 - Proposed Section B-B

CLIENT
Waterside Residence Limited

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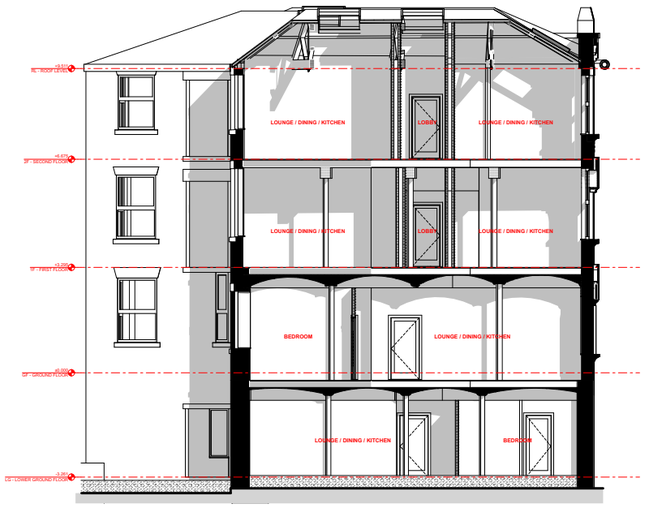

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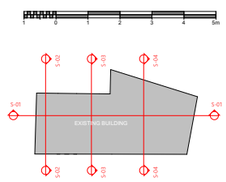

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REV	BY	DESCRIPTION	CHECKED	DATE	CK	APPROVED
P01	KL	Preliminary Issue	PRELIMINARY	13.06.24	KL	13.06.24

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STATUS: S2
PURPOSE OF ISSUE: PRELIMINARY

PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK

DRAWING TITLE
S-03 - Proposed Section C-C

CLIENT
Waterside Residence Limited

PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REV
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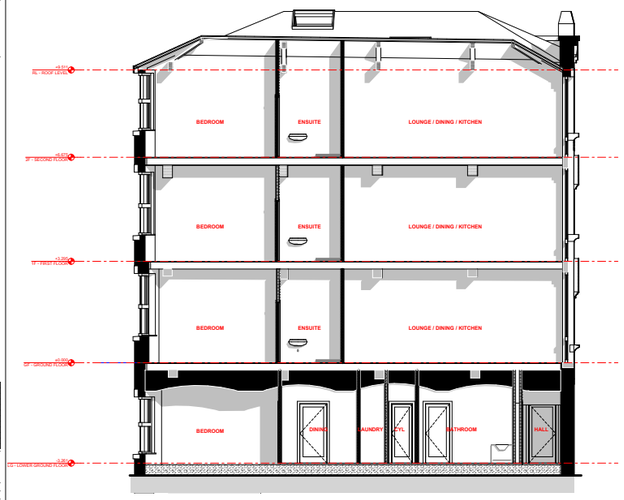

S-04 SECTION D-D
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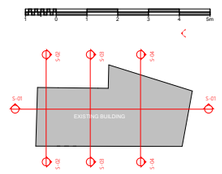

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REV	BY	DESCRIPTION	CHECKED	DATE	CK	APPROVED
P01	KL	Preliminary Issue	PRELIMINARY	13.06.24	KL	13.06.24

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PURPOSE OF ISSUE: PRELIMINARY

PROJECT DETAILS
Waterside House
Water Street, Rochdale, OL16 1TL UK.

DRAWING TITLE
S-04 - Proposed Section D-D

CLIENT
Waterside Residence Limited

PROJECT	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REV
RWH -	KLA -	Z1 -	Z2 -	DR -	A -	040514 -	01

Donald Insall Associates

Appendix B
Structural Engineers Report

HEALEY consulting
structural engineering consultants

REPORT ON STRUCTURE

R3425

Waterside House, Water Street, Rochdale, OL16 1TL

September 2022

Brunel House Milnrow Rochdale OL16 3NJ
t: 01706 343961 e: office@healeyconsulting.co.uk

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1.00 INTRODUCTION

2.00 DESCRIPTION

3.00 DISCUSSION

4.00 CONCLUSIONS & RECOMMENDATIONS

5.00 EXCLUSIONS

1.00 INTRODUCTION

1.01 We were requested by Ozma Khan to carry out a survey and to provide a report on the structure of the property known as Waterside House, Water Street, Rochdale, OL16 1TL.

1.02 The purpose of the report was to assess the structural suitability of the property for mortgage purposes and, where necessary, provide recommendations for the rectification of any defects.

1.03 For the purposes of this report all references to left, right, front and rear should be taken as viewing the property from Water Street.

1.04 This report has been carried out on a purely visual basis. We have not inspected parts of the property which are covered, unexposed or inaccessible and such parts are assumed to be in good repair and condition.

The report does not purport to express an opinion about or to advise upon the condition of any uninspected parts and should not be taken as making any implied representation or statement about such parts.

We have not inspected nor tested the drains and other services and are therefore not in a position to advise upon any defects.

1.05 This report has been carried out for guidance of the person named overleaf and where recommendations are made these should not be used as a specification for carrying out the works.

1.06 This report has been carried out for the person named overleaf to be used in connection with their purchase, selling or repair of the property and should not be copied or sold to any other persons without the agreement of Healey Consulting.

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2.00 DESCRIPTION

2.01 Waterside House, Water Street is a large, detached structure. The property is to be surveyed with a view to being suitable for conversion into apartments.

There are existing plans and elevations provided in Appendix A.

2.02 The front (South) elevation is of three storey appearance and has a parapet wall at the head masking the pitch of the roof. Photograph 1 & 2.

The property has a cellar.

The property is in two distinct sections with a link opening towards the left. Above this opening is a semi-circular arch. A floor has been introduced within the arch, possibly at a later date.

To the left of this the elevation is of coursed stone at the lower level, photograph 3. To right the elevation is faced in brick with feature stone arched lintels, and brick plinth, photograph 4.

Central in the elevation there is a full height window separated only by floors. The property was probably a former mill, and this would have been the loading bay areas. Photograph 5.

2.03 The Water Street falls left to right such that there are steps up into the property in the centre and at the right-hand end. On the left-hand end the access is at pavement level.

2.04 The left-hand side (West) elevation is a full height stone gable elevation that has a painted mural on the wall. Photograph 6.

The right-hand side (East) elevation is inaccessible and can only be seen in part from street level. Here there are three windows at each level. It is possible that the cellar area is partially exposed, but this could not be viewed from the street.

2.05 Much of the rear (North) elevation is also inaccessible. The main Eastern side of the property is sat on a stone retaining wall which is immediately adjacent to the river. There is no physical access to this area. Here the elevation is of four storey appearance. The cellar is fully exposed, photograph 7.

2.06 The rear elevation steps back towards the right-hand side and in the return elevation there are two window openings per floor, some of which have been infilled, photograph 8. There is external access to a basement area, but this is currently fenced off and inaccessible.

2.07 In the remaining rear elevation up to the arch, there are two windows at each floor level. There are two further windows above the arch and at the far left is a full storey height window. Photographs 8, 9, 10 & 11.

2.08 The right-hand, East, elevation is shown in photograph 12.

2.09 The configuration of the roof is shown on the Existing Roof Plan drawing in Appendix A.

2.10 Floor plans for each level are also shown on the drawings in Appendix A.

The basement or lower ground floor plan, occupies the area from the right (East) to the arch only. The basement is split into three distinct areas.

2.11 The ground floor plan comprises of a single large open plan area on the right, and office accommodation centrally.

To the left (West) of the arch the area is used for circulation. There is a lift shaft and staircase. There is no direct access from East to West passing through the archway.

2.12 The first-floor plan mirrors the ground floor plan. The area at ground floor designated as office use, is a simple open plan area at first floor. The first floor has direct access East to West.

2.13 The second floor has similar East to West access. The second floor is open plan with cast iron columns supporting large king post trusses.

The North / South division walls between the individual areas do not exist at second floor. This is an as built situation.

3.00 DISCUSSION

3.01 EXTERNAL WALLS

On the front elevation to Water Street there is a large stone coping at roof level. Beneath this is feature brickwork. There are four feature stone monoliths on top of the wall. Photographs 13 & 14.

At the parapet level the wall line appears to move out slightly. This is often due to water ingress from the parapet gutter. Ideally this would be checked via a cherry picker from the higher levels.

A sandstone stone plinth at the base of the wall has perished and will need protection from further corrosion. Photograph 15.

There are a number of vertical cracks in the wall.

Starting from the left, (West), of ground floor, the Water Street elevation comprises of a roller shutter door followed by a gate which gives access into the area under the arch. This was locked at the time of our survey.

East of the arch way there are two adjacent arch windows, followed by a door under a further arched lintel. This has an exposed steel plate which is beginning to rust and needs protecting to avoid further expansion and loss of masonry. Photograph 16.

Above the door there are two survey targets on the cill and jamb of the window over. These were probably part of a verticality check. Photograph 17. If any results are available from this, these should be obtained. The full extent of the verticality cannot be fully assessed from our simple visual survey, but our opinion is that the verticality is generally within acceptable tolerances.

East of the door there is a further arch window followed by the full height loading bay area.

The cill to the loading bay has split but this is not a structural concern. Photograph 18.

Beyond the loading bay window is a further arch window and to the left of this is the start of a vertical crack which extends practically the full height of the building. This has been patched in the past and has opened up. The recent movement is considered to be relatively minor. Photograph 19 & 20.

On the line of the next window there is another vertical crack which extends from the springing of the arch above up to the second-floor window cill and above. Adjacent to the second-floor window and directly above this is a further crack. Photograph 21 & 22.

Finally on the South elevation there is a door at ground floor level and two windows above. There are vertical cracks above the right-hand side of the two windows over. Photographs 23 & 24.

On the rear elevation (North), there is cracking above the large rear arch. Photographs 10, 25 & 26.

Other sections of the rear elevation are difficult to assess as access is extremely limited. Photographs 27, 28 & 29.

Whilst there are likely to be similar masonry fracture lines as those identified above, elsewhere, we feel that there were no visible, significant structural issues.

Where cracks are apparent these will need to be strapped stitched with helical bar.

3.02 ROOF

The roof is not possible to view from ground level.

We did notice that there was plant growth in the form of a small tree growing out of the main rear elevation above the river. Photograph 30. This will be difficult to remove, and the work will probably need to be carried out from within or with a scaffold extended out through the windows, cantilevered and counterbalanced internally.

The roof covering is of blue slate in the areas we can see. Internally most of the roof structure is covered by a ceiling.

Internally on the front right-hand corner there is rot in the timber hip. Photograph 31. There has clearly been water ingress at this point.

There has been further water ingress on the Eastern side elevation which has affected the timber trusses at their bearing into the wall. Photograph 32. One truss has been supplemented with additional timbers, photograph 33.

On the Eastern side, the roof is supported by three lines of large timber trusses. These are Kingpost trusses with a steel rod acting as the Kingpost. Photograph 34.

Loose timbers have been used to form the hips.

On the front elevation (South) some sections of the rafter feet are exposed. This is where the rafters take bearing on the external wall. There are significant areas of rot. Photographs 35 & 36 are typical.

The configuration of the roof forms three internal valley lines. The valley timbers are supported by cast iron columns. The columns appear to be satisfactory but there is grave doubt about the condition of the valley timbers. Photograph 37.

The main timber trusses can, in general, be salvaged, photographs 38 & 39.

Those trusses bearing into the external walls will need to be treated against rot and some will require repair with steel shoes or other steel members as appropriate.

The smaller loose timbers will need to be thoroughly inspected but it is thought that most will require replacement.

The hips and purlins may be salvageable, but repairs will be required.

The valley beams will require treatment or replacement. Photograph 40.

3.03 SECOND FLOOR

The second floor is generally open plan for majority of the property. This includes area over the link. The soffit sheeting to this area may contain asbestos. Photograph 41. This will need to be assessed by a specialist.

On the front elevation to the right of the glazed full height loading window there is a crack in the internal masonry, photographs 42 & 43. There is a similar crack below the adjacent windows. Photographs 44 & 45. These cracks extend below the window. The area will need to be exposed and the fractures reinforced with helical bar.

On the rear elevation under the third window from the East there is further internal cracking. This extends from the right-hand side of the window cill down towards the patch where a former radiator has been removed. Photograph 46.

On the rear return elevation there is an internal crack in the wall. This could not be viewed from outside. This will require tying. The crack extends into the ceiling finishes.

The area to the left (West) contains a fire escape stair and a lift shaft. This area is deemed to be structurally satisfactory.

3.04 FIRST FLOOR

At first floor there is a suspended timber floor above the ginnel this is probably lined with an asbestos product on the underside. The joists in this area span left to right between the two main walls. Above the joists span from front to rear.

Elsewhere the floor is of timber joists spanning between primary timber members, in turn supported by cast iron columns.

These were considered to be generally structurally satisfactory. The condition of any structural timber, where it bears into an external wall should be exposed and inspected. Remedial action is to be expected.

The support to joists ends has been supplemented with additional timbers. This appears satisfactory. Photograph 50. These timbers may have also been provided to carry any Fireline boarding. No remedial action is required.

At first floor on the line of the return elevation at the rear there is a full height crack. Again, this could not be seen externally. Photograph 51.

On the front elevation there is cracking under the window, which is the second from the right. Photograph 52.

The first-floor structure is deemed to be generally satisfactory.

3.04 GROUND FLOOR

The ground floor is of similar nature to the first. Much of the front wall is covered with boarding and cannot be viewed. Photograph 53 is typical. The rear wall is also practically inaccessible due to large areas of stored material within the property. What was visible appears to be generally satisfactory.

On the West end of the right-hand section i.e., adjacent to the arched opening there is a barrel-vaulted ceiling. This is a different floor construction than that found in the remainder of the property. Photograph 54.

3.05 BASEMENT

The basement is divided into a number of rooms. There are large timber members spanning left to right supported by cast iron columns. The original timbers forming the floors have additional support in the form of additional timber members. These appear to be serving their intended purpose.

There are substantial dividing between the three areas of the basement. In the centre section there are four wrought or cast-iron beams supported but cast-iron columns. These support brick arch structure over, generally spanning front to rear. At the rear there are some arches spanning at 90 degrees to the main run. This is a common detail, and all appears to be generally satisfactory. Photograph 56.

There has been some tanking partially added to the basement. The basement is likely to require additional tanking.

The basement floor is solid and there are various steps in the floor.

4.00 CONCLUSIONS & RECOMMENDATIONS

4.01 The property has suffered from recent neglect. Many of the issues relating to this structure stem from this neglect.

The roof structure in particular, is in need of significant works, involving the replacement of many of the small timber members and repairs to other timbers.

Notwithstanding the above, and the comments in the items referred to in 4.02 onwards, the property has not suffered from any significant structural movement in respect of subsidence or settlement.

With a robust schedule of remedial works the property will be readily capable of being converted to domestic accommodation. The main structural integrity of this building remains satisfactory and does not give cause for concern.

The remedial works should, however, be carried out within a reasonable time scale.

The condition of the roof will only deteriorate with time and the collapse of the roof could lead to catastrophic failure of parts of the structure.

4.02 The roof will warrant significant reconstruction. Many of the ends of the loose rafters have perished and the rafters will need to be replaced. Most of the trusses appear to be salvageable but many will need repair and strengthening with steel shoes, plates etc.

The slate roof covering is potentially reusable.

4.03 Gutters and gutter lining will need total replacement. Whilst this work is being undertaken, it will be prudent to check the condition of the parapet walls. This is particularly relevant to the Water Street (South) elevation and the East elevation. You should budget for some repairs and restraint details.

4.04 The sandstone plinth at the base of the wall will require protection with a water repellent to help prevent further erosion.

4.05 Any steelwork exposed to the external elements should be treated with a rust inhibiting paint.

4.06 There are vertical cracks throughout the front elevation and on the rear. the majority of these are reflected both internally and externally.

The cracks, whilst signifying movement, are due to a combination of longitudinal movement and horizontal lateral movement due to a lack of restraint to the walls.

The cracks are not considered to be significant, but they are of a magnitude that warrant large scale crack stitching both internally and externally.

Following this action, we would not expect any further significant movement.

4.07 Check the status of the sheet material used to form the soffit beneath the arch.

4.08 All structural timbers, where they bear into the external walls, should be exposed and inspected for rot and / or infestation. Some remedial works are inevitable.

4.09 There is external plant growth on the rear right hand corner (NE). this should be removed, and the brickwork made good. This is likely to involve local repointing. Photograph 56.

4.10 The basement is likely to require additional tanking.

5.00 EXCLUSIONS

Please note the following exclusions to our report.

Please satisfy yourself that condition of the items excluded are known prior to purchase.

We do not cover:

- Electric Services
- Gas Services
- Water Services
- Rain Water Goods
- Drainage.
- Damp & timbers.
- Roof Finishes
- Windows – unless structural, e.g., bay windows where structural mullions are present.
- External areas – e.g., detached garages, outbuildings and garden retaining walls unless they appear to offer support to the building, or we are specifically requested to do so.
- Cost Estimates for remedial works.
- For any works carried out to or adjacent to a party wall, the client is advised to seek legal advice with regards to The Party Wall etc Act 1996, and to appoint the services of a qualified Party Wall Surveyor.
- Asbestos.

SIGNED... P. Healey.....

PAUL MICHAEL HEALEY
BSc (Hons) C.Eng M.I. Struct.E. M.a.P.S.

DATED:...12th October 2022 .....

Photograph 1

Photograph 2

Photograph 3

Photograph 4

Photograph 5

Photograph 6

Photograph 7

Photograph 8

Photograph 9

Photograph 10

Photograph 11

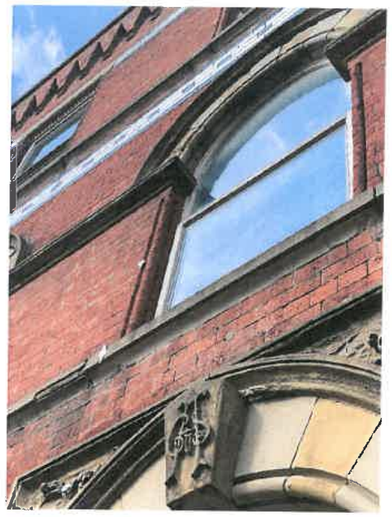
Photograph 12

Photograph 13

Photograph 14

Photograph 15

Photograph 16



Photograph 17

Photograph 18

Photograph 19

Photograph 20

Photograph 21

Photograph 22

Photograph 23

Photograph 24

Photograph 25

Photograph 26

Photograph 27

Photograph 28

Photograph 29

Photograph 30

Photograph 31

Photograph 32

Photograph 33

Photograph 34

Photograph 35

Photograph 36

Photograph 37

Photograph 38

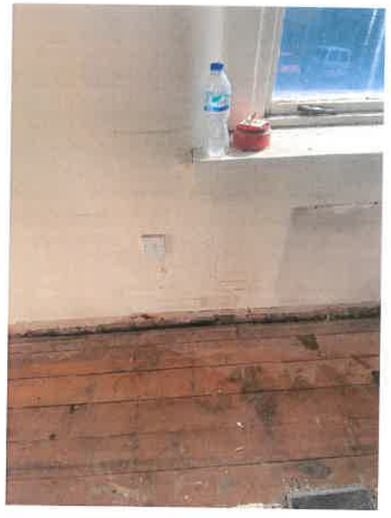
Photograph 39

Photograph 40

Photograph 41

Photograph 42

Photograph 43



Photograph 44

Photograph 45

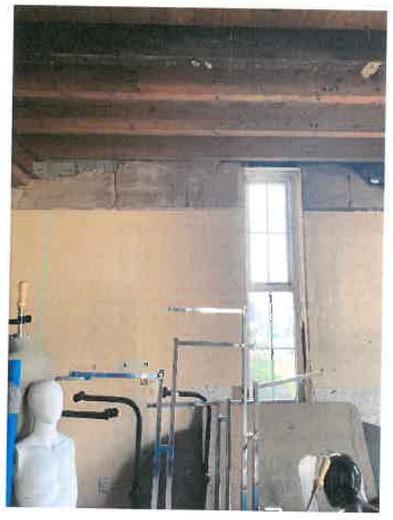
Photograph 46

Photograph 47

Photograph 48

Photograph 49

Photograph 50



Photograph 51

Photograph 52

Photograph 53

Photograph 54

Photograph 55

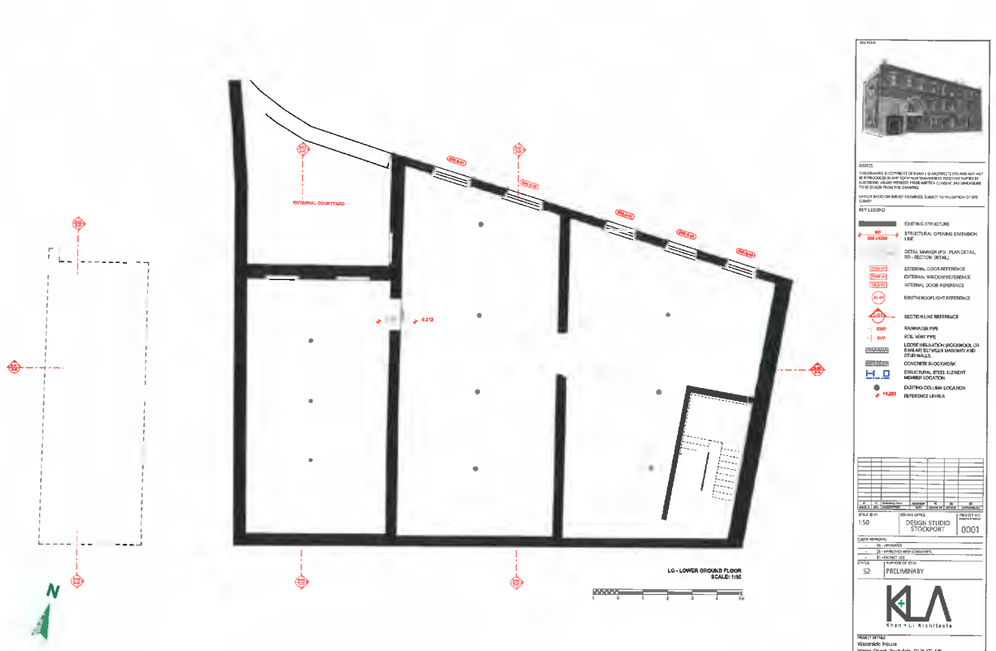
Photograph 56

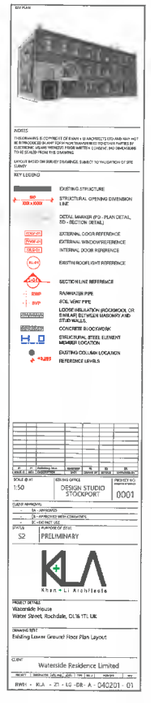
APPENDIX A

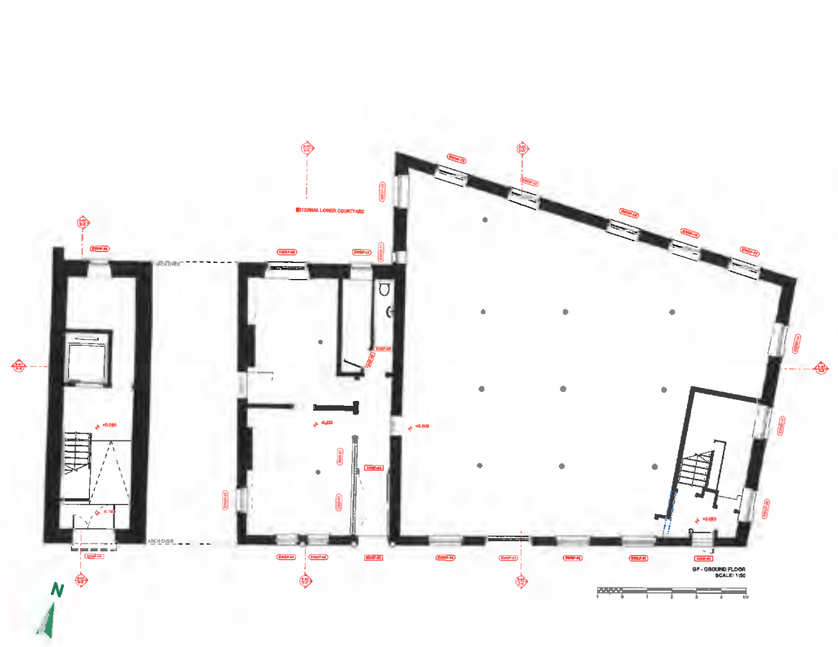
EXISTING DRAWINGS

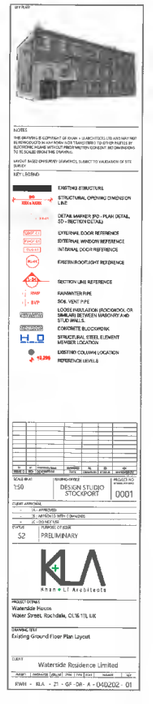
KLA Drawings

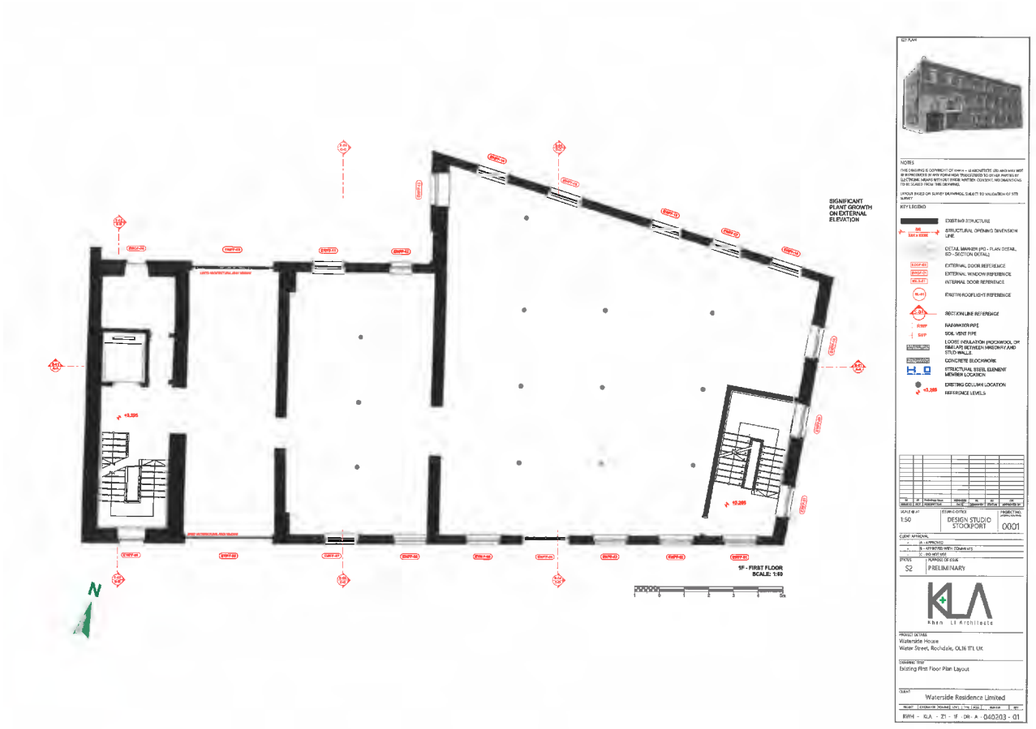
1. Existing Lower Ground Floor.
2. Existing Ground Floor.
3. Existing First Floor Plan.
4. Existing Second Floor Plan.
5. Existing Roof Plan.
6. Existing Section A.
7. Existing Section B.
8. Existing Section C.
9. Existing Section D.
10. Existing North Elevation.
11. Existing South Elevation.
12. Existing East Elevation.
13. Existing West Elevation.

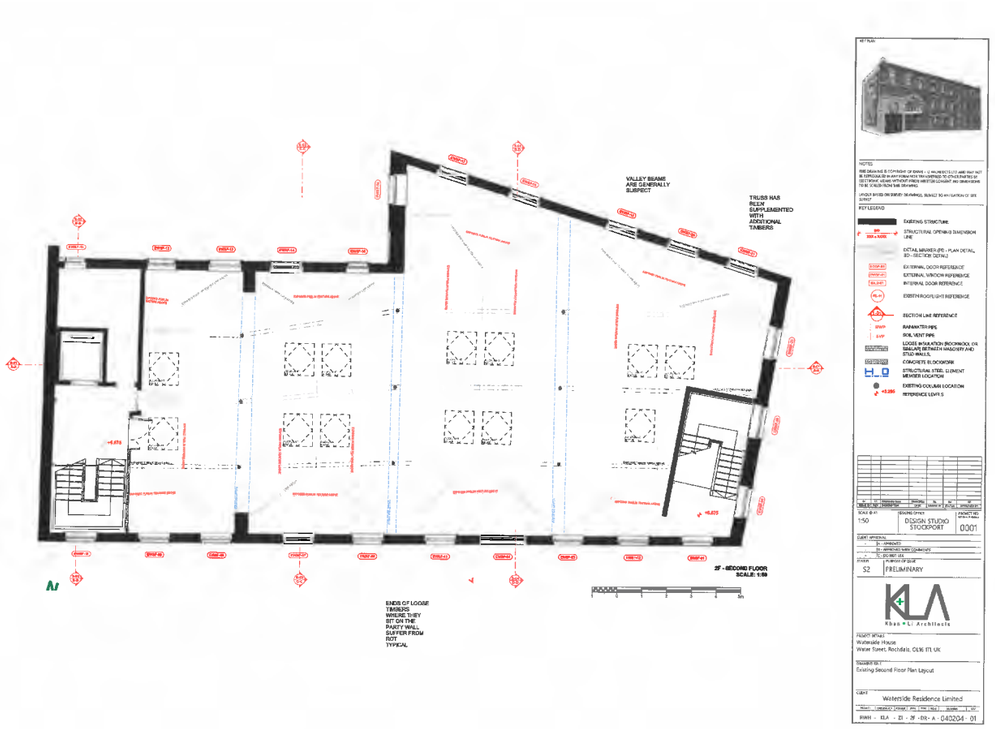

EXTERNAL COURTYARD
LG - LOWER GROUND FLOOR
SCALE: 1:50
N

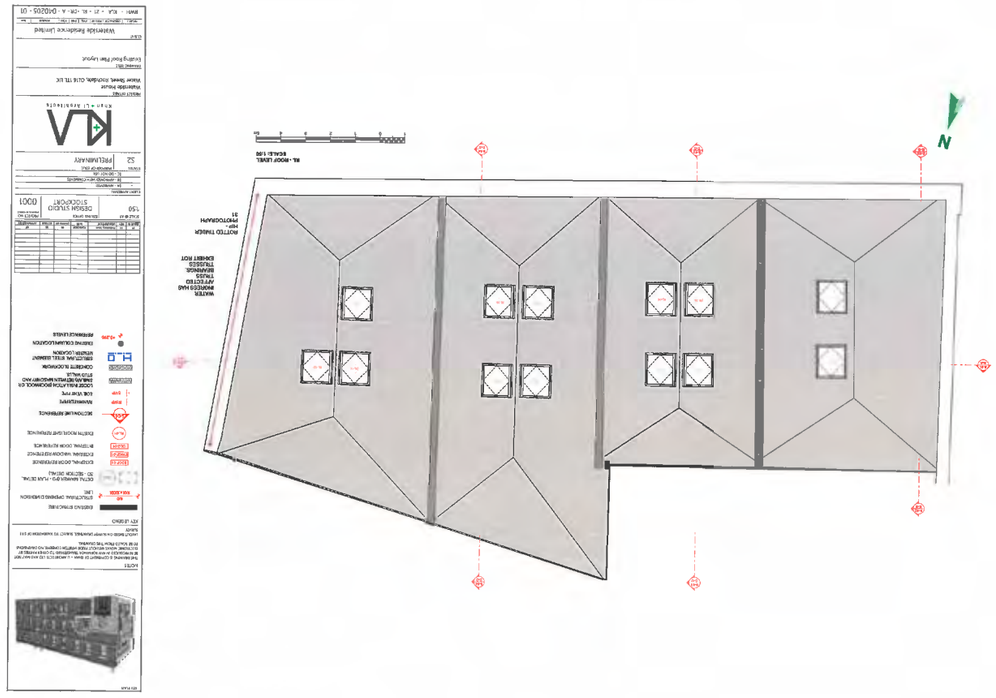


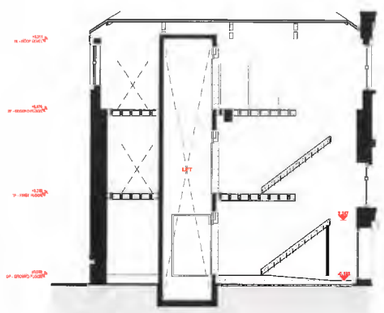

EXTERNAL LOWER COURTYARD
GF - GROUND FLOOR
SCALE: 1:50
N



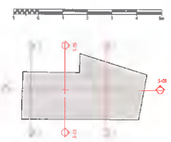

SIGNIFICANT PLANT GROWTH ON EXTERNAL ELEVATION
1F - FIRST FLOOR
SCALE: 1:50
N
KEY PLAN
NOTES
KEY LEGEND
EXISTING STRUCTURE
STRUCTURAL OPENING DIMENSION LINE
DETAIL MARKER (PE - PLAN DETAIL, SD - SECTION DETAIL)
EXTERNAL DOOR REFERENCE
EXTERNAL WINDOW REFERENCE
INTERNAL DOOR REFERENCE
EXISTING ROOFLIGHT REFERENCE
SECTION LINE REFERENCE
RAINWATER PIPE
SOIL VENT PIPE
LOOSE INSULATION (ROCKWOOL OR SIMILAR) BETWEEN MASONRY AND STUD WALLS
CONCRETE BLOCKWORK
STRUCTURAL STEEL ELEMENT MEMBER LOCATION
EXISTING COLUMN LOCATION
REFERENCE LEVELS
DESIGN STUDIO STOCKPORT
0001
S2
PRELIMINARY
Khan + Architects
Waterside House
Water Street, Rochdale, OL16 1TI, UK
Existing First Floor Plan Layout
Waterside Residence Limited
RWH - KLA - ZI - 1F - DR - A - 040203 - 01


VALLEY BEAMS ARE GENERALLY SUSPECT
TRUSS HAS BEEN SUPPLEMENTED WITH ADDITIONAL TIMBERS
ENDS OF LOOSE TIMBERS WHERE THEY SIT ON THE PARTY WALL SUFFER FROM ROT TYPICAL
2F - SECOND FLOOR
SCALE: 1:50
N
KEY PLAN
NOTES
KEY LEGEND
EXISTING STRUCTURE
STRUCTURAL OPENING DIMENSION LINE
DETAIL MARKER (PE - PLAN DETAIL, SD - SECTION DETAIL)
EXTERNAL DOOR REFERENCE
EXTERNAL WINDOW REFERENCE
INTERNAL DOOR REFERENCE
EXISTING ROOFLIGHT REFERENCE
SECTION LINE REFERENCE
RAINWATER PIPE
SOIL VENT PIPE
LOOSE INSULATION (ROCKWOOL OR SIMILAR) BETWEEN MASONRY AND STUD WALLS
CONCRETE BLOCKWORK
STRUCTURAL STEEL ELEMENT MEMBER LOCATION
EXISTING COLUMN LOCATION
REFERENCE LEVELS
DESIGN STUDIO STOCKPORT
0001
S2
PRELIMINARY
Khan + Architects
Waterside House
Water Street, Rochdale, OL16 1TI, UK
Existing Second Floor Plan Layout
Waterside Residence Limited
RWH - KLA - ZI - 2F - DR - A - 040204 - 01

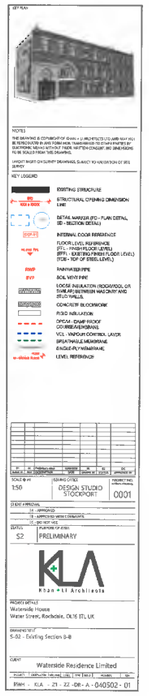




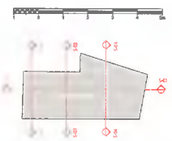
S-03 SECTION B-B
SCALE: 1:50



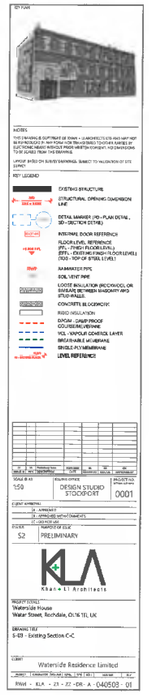
BUILDING KEY PLAN

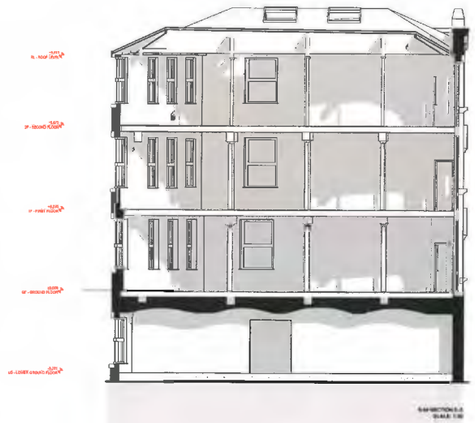


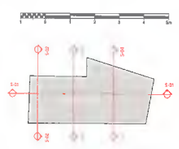
S-03 SECTION C-C
SCALE: 1:50



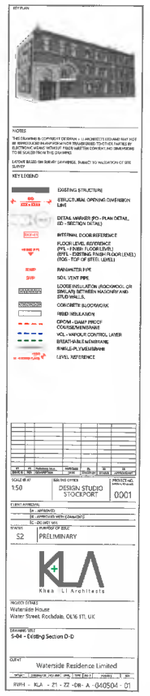
BUILDING KEY PLAN

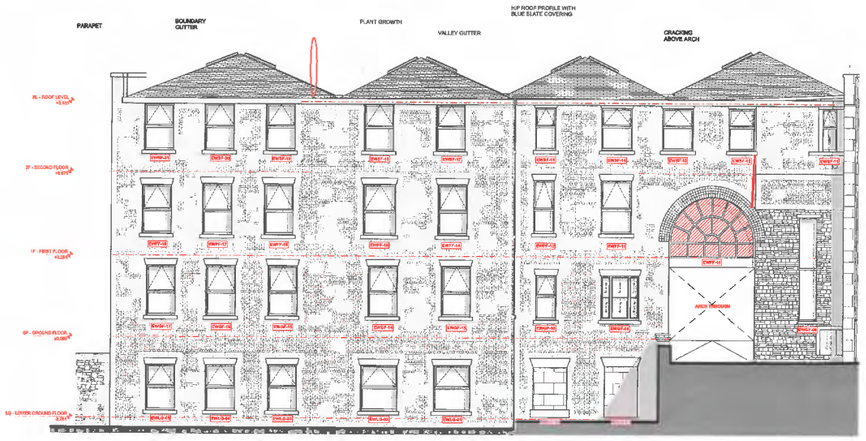


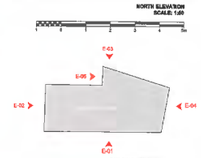




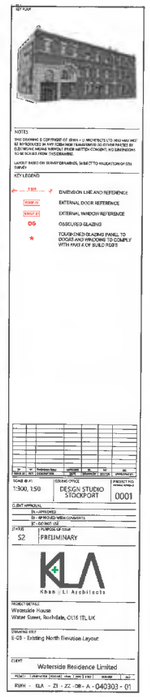
BUILDING KEY PLAN

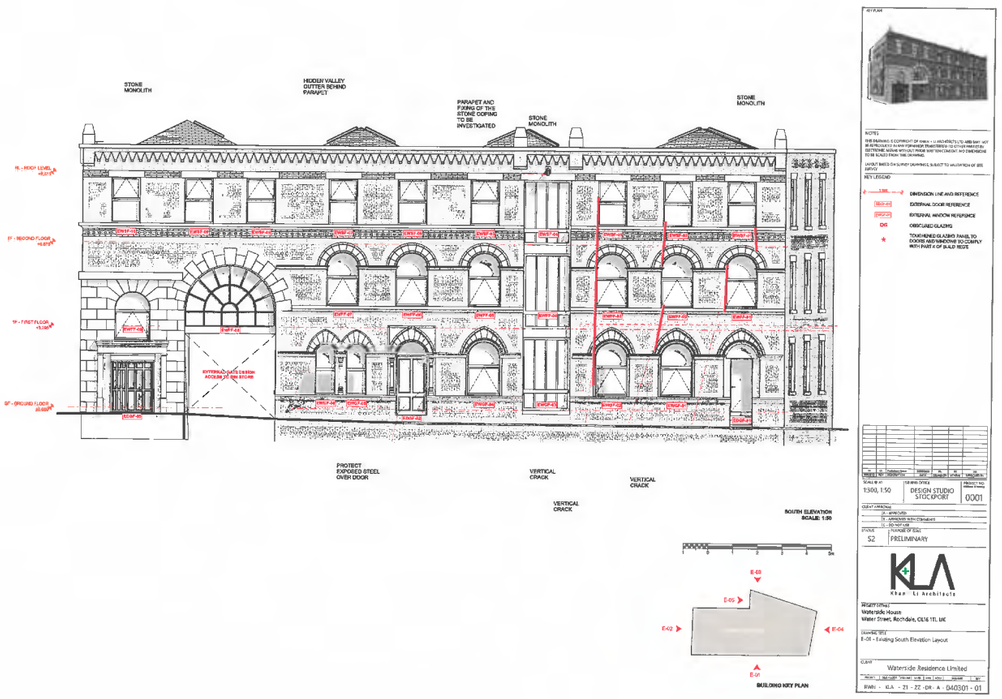


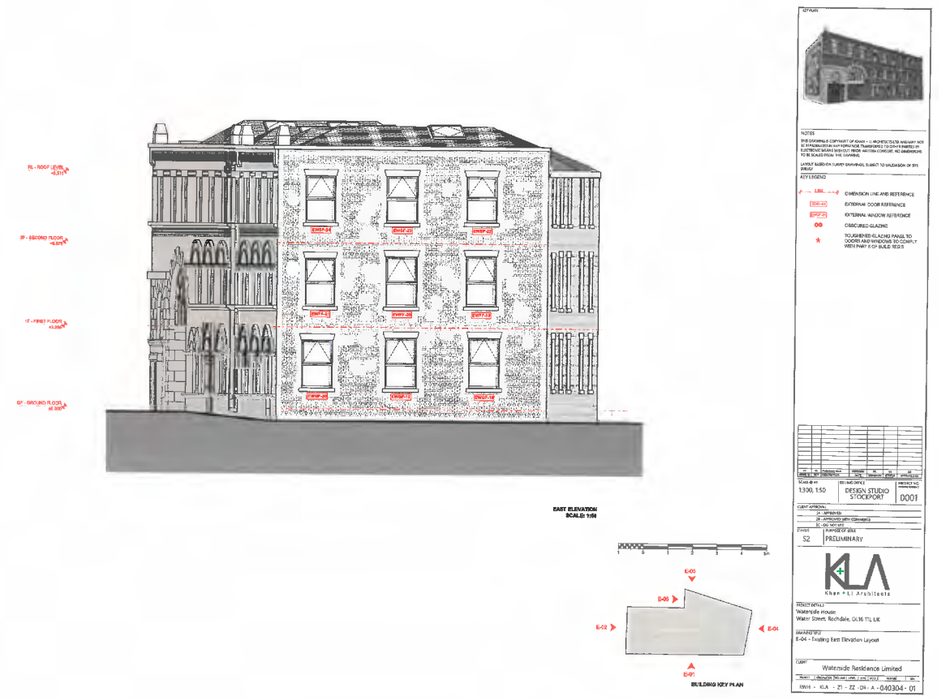




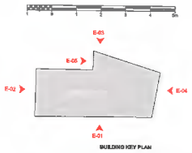
BUILDING KEY PLAN



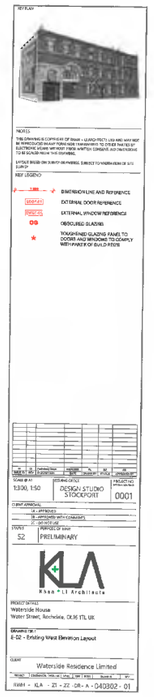

STONE MONOLITH
HIDDEN VALLEY GUTTER BEHIND PARAPET
PARAPET AND FIXING OF THE STONE COPING TO BE INVESTIGATED
STONE MONOLITH
STONE MONOLITH
RL - ROOF LEVEL
2F - SECOND FLOOR
1F - FIRST FLOOR
GF - GROUND FLOOR
PROTECT EXPOSED STEEL OVER DOOR
VERTICAL CRACK
VERTICAL CRACK
VERTICAL CRACK
SOUTH ELEVATION
SCALE: 1:50
BUILDING KEY PLAN
NOTES
KEY LEGEND
DIMENSION LINE AND REFERENCE
EXTERNAL DOOR REFERENCE
EXTERNAL WINDOW REFERENCE
OBSCURED GLAZING
TOUGHENED GLAZED PANEL TO DOORS AND WINDOWS SO COMPLY WITH PART K OF BUILD REGS
1300, 150
DESIGN STUDIO STOCKPORT
0001
S2
PRELIMINARY
Waterside House
Water Street, Rochdale, OL16 1TL UK
E-03 - Existing South Elevation Layout
Waterside Residence Limited
RWH - KLA - Z1 - ZZ - DR - A - 040301 - 01


RL - ROOF LEVEL
2F - SECOND FLOOR
1F - FIRST FLOOR
GF - GROUND FLOOR
EAST ELEVATION
SCALE: 1:50
BUILDING KEY PLAN
NOTES
KEY LEGEND
DIMENSION LINE AND REFERENCE
EXTERNAL DOOR REFERENCE
EXTERNAL WINDOW REFERENCE
OBSCURED GLAZING
TOUGHENED GLAZED PANEL TO DOORS AND WINDOWS SO COMPLY WITH PART K OF BUILD REGS
1300, 150
DESIGN STUDIO STOCKPORT
0001
S2
PRELIMINARY
Waterside House
Water Street, Rochdale, OL16 1TL UK
E-04 - Existing East Elevation Layout
Waterside Residence Limited
RWH - KLA - Z1 - ZZ - DR - A - 040304 - 01

WEST ELEVATION
SCALE: 1:50

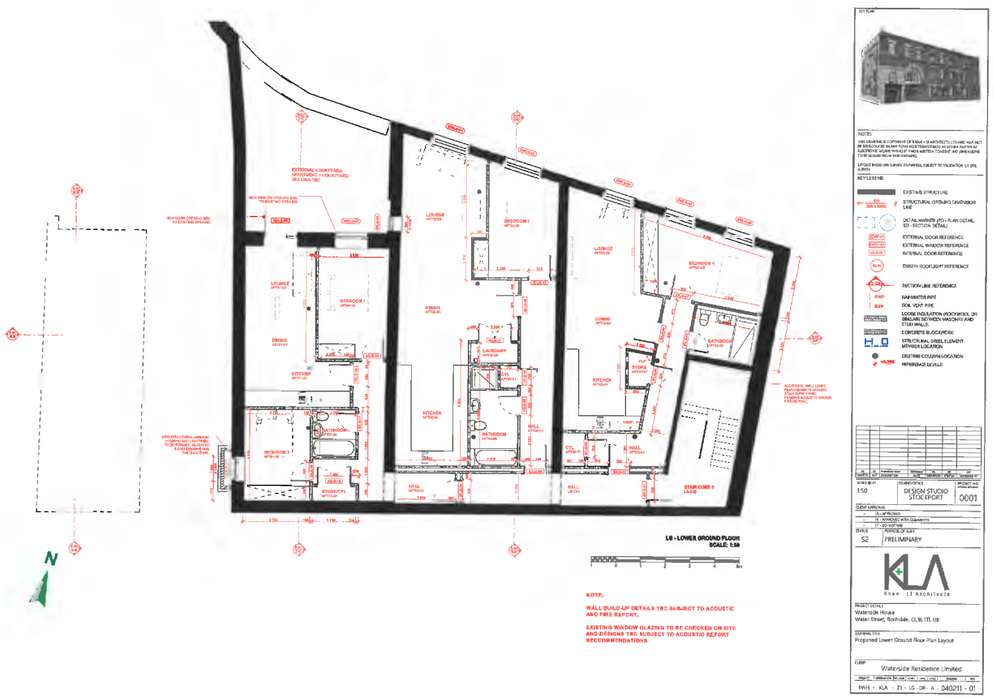


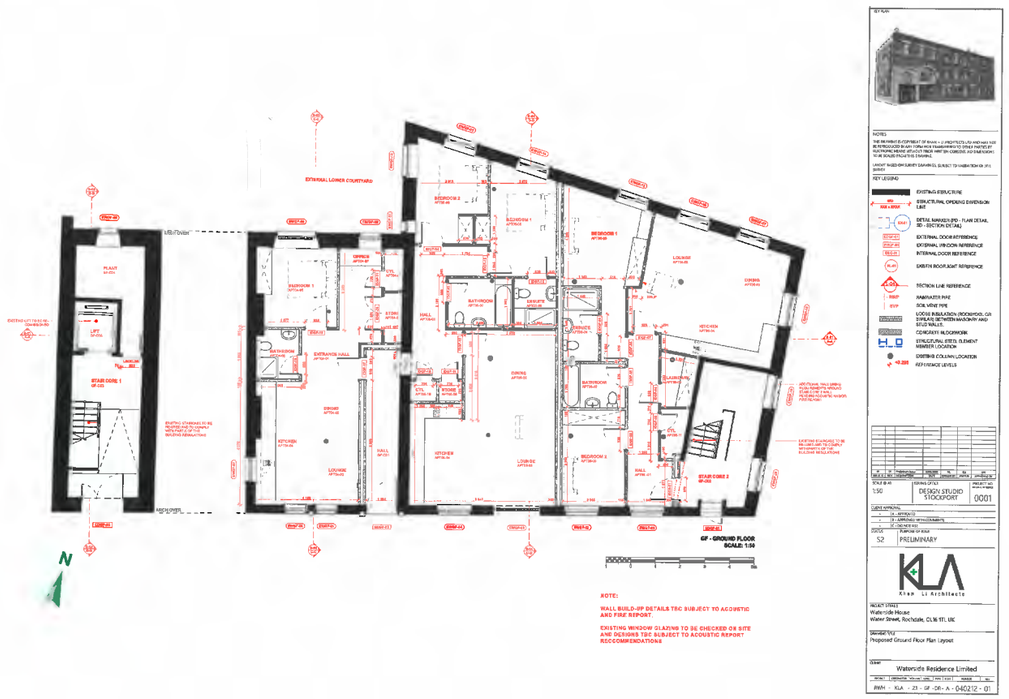
BUILDING KEY PLAN



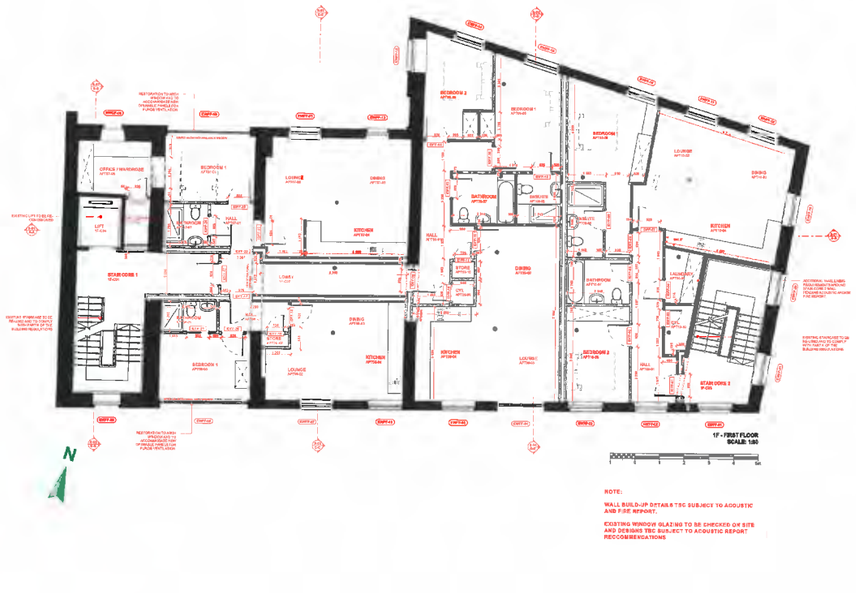
APPENDIX B

PROPOSED DRAWINGS

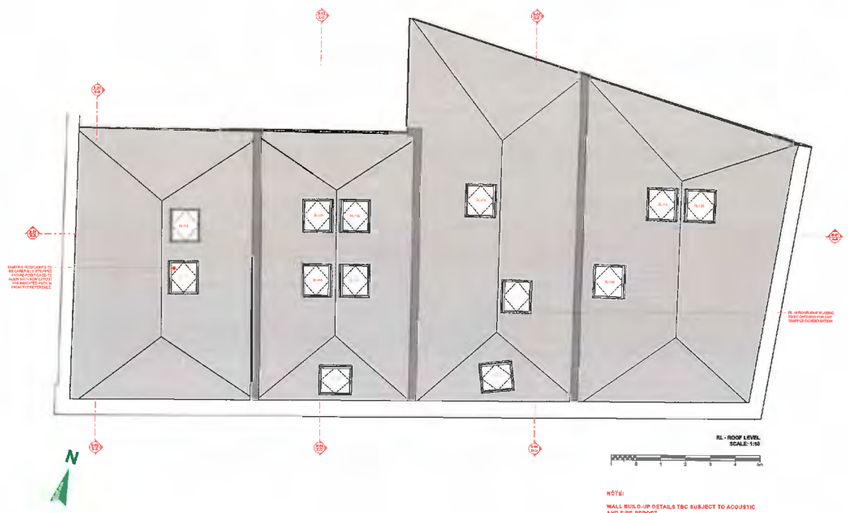

LG - LOWER GROUND FLOOR
SCALE: 1:50
NOTE:
WALL BUILD-UP DETAILS TBC SUBJECT TO ACOUSTIC AND FIRE REPORT.
EXISTING WINDOW GLAZING TO BE CHECKED ON SITE AND DESIGNS TBC SUBJECT TO ACOUSTIC REPORT RECOMMENDATIONS
DESIGN STUDIO STOCKPORT
0001
PRELIMINARY
Waterside Residence Limited
RWH - KLA - Z1 - LG - DR - A - 040211 - 01

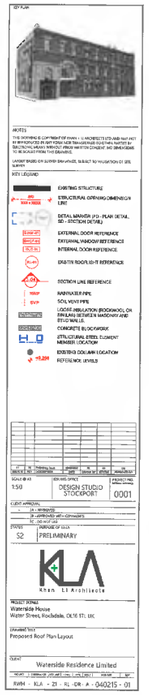

GF - GROUND FLOOR
SCALE: 1:50
NOTE:
WALL BUILD-UP DETAILS TBC SUBJECT TO ACOUSTIC AND FIRE REPORT.
EXISTING WINDOW GLAZING TO BE CHECKED ON SITE AND DESIGNS TBC SUBJECT TO ACOUSTIC REPORT RECOMMENDATIONS
DESIGN STUDIO STOCKPORT
0001
PRELIMINARY
Waterside Residence Limited
RWH - KLA - Z1 - GF - DR - A - 040212 - 01

N

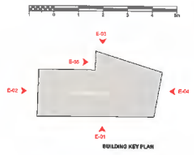

1F - FIRST FLOOR
SCALE: 1:50
N
NOTE:
WALL BUILD-UP DETAILS TBC SUBJECT TO ACOUSTIC AND FIRE REPORT.
EXISTING WINDOW GLAZING TO BE CHECKED ON SITE AND DESIGNS TBC SUBJECT TO ACOUSTIC REPORT RECOMMENDATIONS

DESIGN STUDIO STOCKPORT
0001
PRELIMINARY
Waterside House
Water Street, Rochdale, OL16 1TI, UK
Proposed First Floor Plan Layout
Waterside Residence Limited

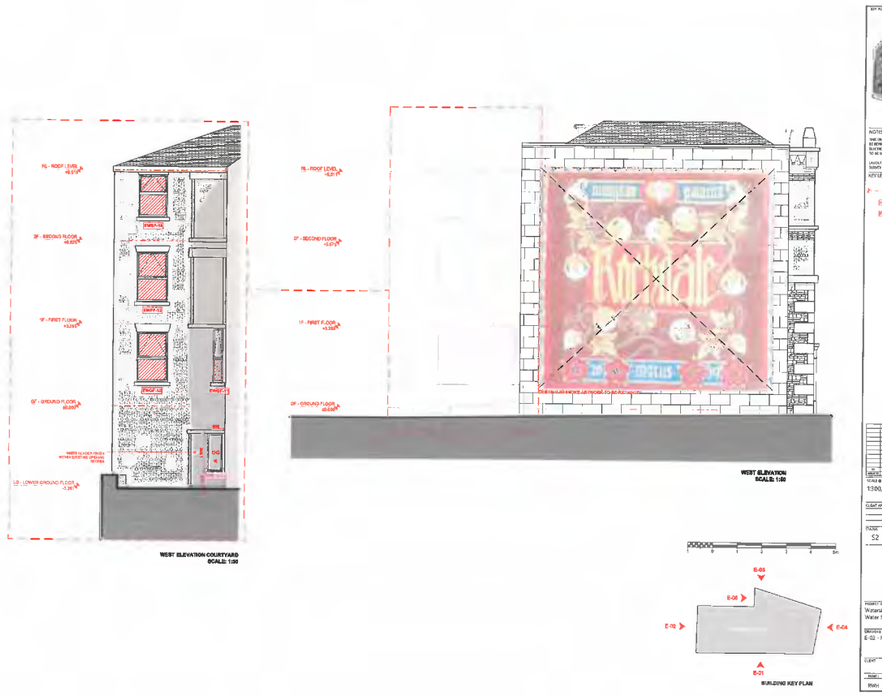

RL - ROOF LEVEL
SCALE: 1:50
N
NOTE:
WALL BUILD-UP DETAILS TBC SUBJECT TO ACOUSTIC AND FIRE REPORT.
EXISTING WINDOW GLAZING TO BE CHECKED ON SITE AND DESIGNS TBC SUBJECT TO ACOUSTIC REPORT RECOMMENDATIONS


DESIGN STUDIO STOCKPORT
0001
S2
PRELIMINARY
Waterside House
Water Street, Rochdale, OL16 1TI, UK
Proposed Roof Plan Layout
Waterside Residence Limited
RWH - KLA - Z1 - RL - DR - A - 040215 - 01

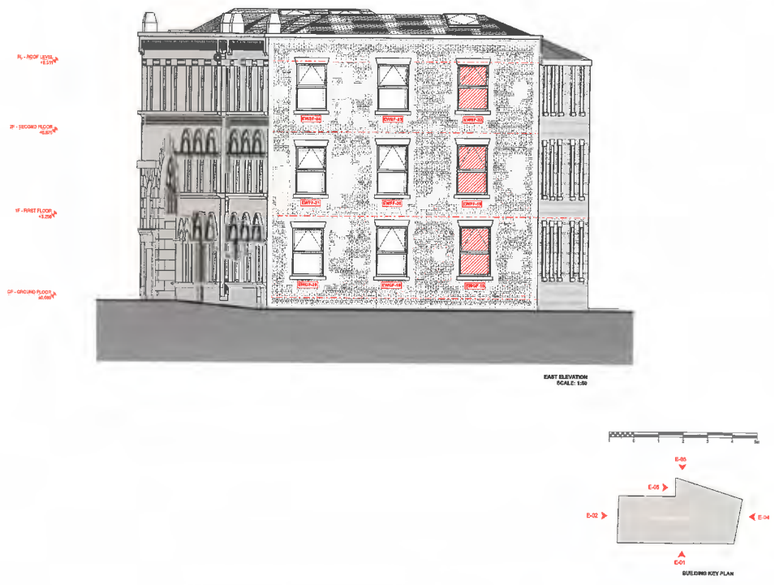
RL - ROOF LEVEL
2F - SECOND FLOOR
1F - FIRST FLOOR
GF - GROUND FLOOR
SOUTH ELEVATION
SCALE: 1:50


E-01
E-02
E-03
E-04
BUILDING KEY PLAN

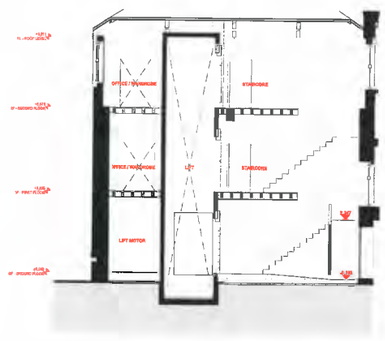
DESIGN STUDIO STOCKPORT
0001
S2
PRELIMINARY
Waterside House
Water Street, Rochdale, OL16 1TI, UK
E-01 - Proposed South Elevation Layout
Waterside Residence Limited
RWH - KLA - Z1 - E2 - DR - A - 040311 - 01


WEST ELEVATION COURTYARD
SCALE: 1:50
WEST ELEVATION
SCALE: 1:50
BUILDING KEY PLAN
NOTES
KEY LEGEND
DESIGN STUDIO STOCKPORT
0001
S2
PRELIMINARY
Khan + Lé Architects
Waterside House
Water Street, Rochdale, OL16 1TL UK
E-02 - Proposed West Elevation Layout
Waterside Residence Limited

NORTH ELEVATION
SCALE: 1:50
BUILDING KEY PLAN
NOTES
KEY LEGEND
DESIGN STUDIO STOCKPORT
0001
S2
PRELIMINARY
Khan + Lé Architects
Waterside House
Water Street, Rochdale, OL16 1TL UK
E-03 - Proposed North Elevation Layout
Waterside Residence Limited


RL - ROOF LEVEL
2F - SECOND FLOOR
1F - FIRST FLOOR
GF - GROUND FLOOR
EAST ELEVATION
SCALE: 1:50
E-05
E-03
E-02
E-04
E-01
BUILDING KEY PLAN
NOTES:
KEY LEGEND
DIMENSION LINE AND REFERENCE
EXTERNAL DOOR REFERENCE
EXTERNAL WINDOW REFERENCE
OBSCURED GLAZING
TOUGHENED GLAZING PANEL TO DOORS AND WINDOWS TO COMPLY WITH PART K OF BUILDING'S
1:100, 1:50
DESIGN STUDIO STOCKPORT
0001
S2
PRELIMINARY
Waterside House
Water Street, Rochdale, OL16 1TL, UK
E-04 - Proposed East Elevation Layout
Waterside Residence Limited
RWH - KLA - Z1 - Z2 - DR - A - 040314 - 01

RL - ROOF LEVEL
2F - SECOND FLOOR
1F - FIRST FLOOR
GF - GROUND FLOOR
LG - LOWER GROUND FLOOR
BATHROOM
BEDROOM / KITCHEN / LOUNGE
DINING
BEDROOM
LIFT
ARCHIVE / STORAGE
S-01 SECTION A-A
SCALE: 1:50
BUILDING KEY PLAN
NOTES:
KEY LEGEND
EXISTING STRUCTURE
STRUCTURAL OPENING DIMENSION LINE
DETAIL MARKER (PO - PLAN DETAIL, SD - SECTION DETAIL)
INTERNAL DOOR REFERENCE
FLOOR LEVEL REFERENCE (FFL - FINISH FLOOR LEVEL) (SFL - EXISTING FINISH FLOOR LEVEL) (TOS - TOP OF STEEL LEVEL)
RAINWATER PIPE
SOIL VENT PIPE
LOOSE INSULATION (FOOTWOOL OR SIMILAR) BETWEEN PLASTERBOARD AND BRICKWALL
CONCRETE BLOCKWORK
TIMBER INSULATION
CRIDA - CHARP PROOF COUNTERMEASURE
VCL - VAPOUR CONTROL LAYER
BREATHABLE MEMBRANE
BRIDGE JOINT MEMBRANE
LEVEL REFERENCE
1:50
DESIGN STUDIO STOCKPORT
0001
S2
PRELIMINARY
Waterside House
Water Street, Rochdale, OL16 1TL, UK
S-01 - Proposed Section A-A
Waterside Residence Limited
RWH - KLA - Z1 - Z2 - DR - A - 040511 - 01



S-02 SECTION B-B
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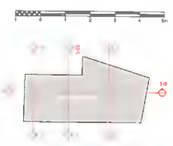
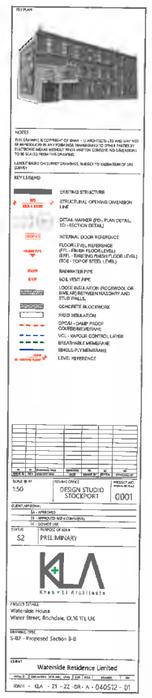


BUILDING KEY PLAN



S-03 SECTION C-C
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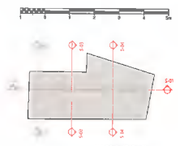
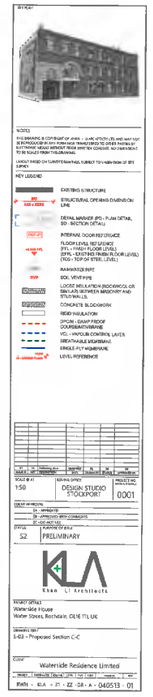
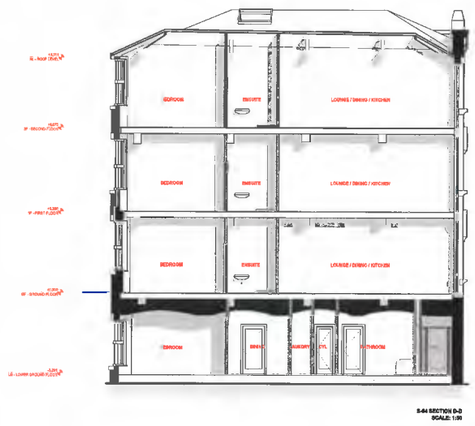
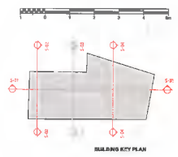
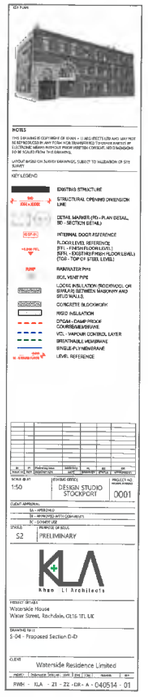


BUILDING KEY PLAN









Donald Insall Associates

Appendix C
Listing Description

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1470233

Date first listed:
27-Apr-2020

Statutory Address 1:
7 Water Street, Rochdale, OL16 1TL

Location
Statutory Address:

7 Water Street, Rochdale, OL16 1TL

The building or site itself may lie within the boundary of more than one authority.
District:

Rochdale (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SD8994313290

Summary

Engine house and mill warehouse. The engine house was built in the late 1820s, the warehouse was built in two main phases; one before 1844, when the engine house was also heightened; and one between 1851 and 1872. The engine house and warehouse were re-fronted in 1872.

Reasons for Designation

Waterside House, an engine house and mill warehouse of C19 date, being the surviving elements of Water Street Mill, is listed at Grade II for the following principal reasons:

Architectural interest: * an early surviving engine house for a steam-powered beam engine in a woollen mill context;

* a well-detailed decorative façade added to the warehouse and engine house in 1872, illustrating in the fabric of the building the importance of outward display in attracting potential customers.

Historic interest: * representing the forward-thinking investment of a progressive mill owner, Water Street Mill was one of the earliest steam-powered woollen mills in the area at the time when water-power remained commonplace;

* as the last surviving remnant of a mill structure in central Rochdale.

History

Waterside House is the engine house and warehouse range of Water Street Mill, an early steam-powered woollen mill. The mill and engine house were built in the late 1820s and the warehouse was built in two main

phases in the mid-to later-C19.

Water Street Mill was built by the firm of William Chadwick, one of Rochdale's largest woollen manufacturers of the early C19. The site was empty on an 1824 map of Rochdale (in Baines' History, Directory and Gazetteer of Lancashire, published in 1825, surveyed by William Swires), but the mill and engine house are shown on a map of 1831 (Plan of Rochdale, John Wood). The external engine house was attached to the east end of the mill. It was originally of about two storeys and did not extend across the full width of the mill, though its south end projected slightly beyond the front elevation; the long, narrow plan is typical for an early-C19 beam engine house.

Chadwick's appears to have been a progressive firm, being one of the first woollen mills in the area to be built for steam power when water power remained commonplace. In 1829 it became the focus of unrest, when rioting handloom weavers broke into the mill to remove shuttles (anecdotal account in the Rochdale Observer, 24 January 1979). The weavers were protesting about the local introduction of power looms and the corresponding reduction in wages. In 1833 William Chadwick stated his firm employed around 200 people, half under the age of 18 and was one of only two woollen mills in the district to depend entirely on steam power (report on the Employment of Children in Factories; quoted in AP Wadsworth, 1937 'The early factory system in the Rochdale district', Transactions of the Rochdale Literary & Scientific Society, volume 19, 151-152. NB Chadwick's evidence does not name Water Street Mill but is assumed to refer to the site; the Chadwick family also occupied other local mills).

The five western bays of the ten-bay warehouse, which incorporate the arched gateway which was the main entrance to the site, is shown on the tithe map of 1844. It included an additional storey added in brick above the stone engine house. The five deeper eastern bays were added sometime between 1851 and 1872.

In the mid-C19 the mill was used for a combination of wool and cotton production, reflecting the general development of the industry in Rochdale at that time. It was owned by the Chadwick family until around 1870, when the buildings and machinery were put up for auction. The sale notice indicates that it was powered by two engines and contained machinery for preparation and spinning, but not weaving (advert in the Rochdale Pilot, 23 April 1870). By 1872 it was occupied by George Ashworth, flannel manufacturer. In 1872 a new decorative front was built to both phases of the warehouse and the engine house with Italianate and Gothic details. The initials of George Ashworth & Sons (GAS) appear over the office doorway.

At some point in the 1880s the site was renamed Central Mills and taken over by Edwin Hall, another flannel manufacturer, who remained on the site until at least 1894 (Denson and Mills Directory 1888, 61). It was named Central Mill (Woollen) on the 1:500 Ordnance Survey town plan of 1892.

In the C20 the site was occupied by a variety of small firms not connected with textiles. The main range of the mill was demolished following a fire in 1979 (Rochdale Observer, 6 January 1979). The mill wing, which had projected northwards from the main range, was demolished around 1986.

Details

Engine house and mill warehouse. The engine house was built in the late 1820s, the warehouse was built in two main phases; one before 1844, when the engine house was also heightened; one between 1851 and 1872. The engine house and warehouse were re-fronted in 1872.

MATERIALS: orange brick and sandstone with sandstone dressings and slate roofs.

PLAN: the engine house is now (2020) three storeys (originally two) with the attached warehouse to the east. The warehouse is three storeys to the front elevation and four to the rear, where the land falls. The five easternmost bays of the warehouse project at an angle to the rear, bordering the River Roch.

EXTERIOR: the building stands on the north side of Water Street and is partly bounded by the River Roch on its north side. The warehouse is built of brick (English garden wall bond 5:1) and the engine house was originally built of coursed, sandstone blocks, heightened in brick, the whole building re-fronted in orange brick (English garden wall bond 3:1) with stone to part of the engine house. It is roofed with four parallel hipped roofs running front to rear.

The front elevation faces south onto Water Street and is of three storeys and ten bays at second-floor level. It is faced in orange brick, which wraps a short distance round each outer corner, with a stone plinth and

Appendix IV - Planning Law, Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

The Act is legislative basis for decision making on applications that relate to the historic environment.

Sections 16, 66 and 72 of the Act impose a statutory duty upon local planning authorities to consider the impact of proposals upon listed buildings and conservation areas.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

> *[...] in considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

Similarly, section 66 of the above Act states that:

> *In considering whether to grant permission for development which affects a listed building or its setting, the local planning authority, or as the case may be the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

Similarly, section 72(l) of the above Act states that:

> *[...] with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.*

National Planning Policy Framework

Any proposals for consent relating to heritage assets are subject to the policies of the NPPF (July 2021). This sets out the Government's planning policies for England and how these are expected to be applied. With regard to 'Conserving and enhancing the historic environment', the framework requires proposals relating to heritage assets to be justified and an explanation of their effect on the heritage asset's significance provided. Paragraph 7 of the Framework states that the purpose of the planning system is to 'contribute to the achievement of sustainable development' and that, at a very high level, 'the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

At paragraph 8, the document expands on this as follows:

> *Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives:*
>
> *a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
> *b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
> *c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

and notes at paragraph 10:

> *10. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).*

With regard to the significance of a heritage asset, the framework contains the following policies:

> *195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

In determining applications local planning authorities are required to take account of significance, viability, sustainability and local character and distinctiveness. Paragraph 197 of the NPPF identifies the following criteria in relation to this:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

> *b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

c) the desirability of new development making a positive contribution to local character and distinctiveness

With regard to applications seeking to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), paragraph 198 states that:

> *...local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.*

With regard to potential 'harm' to the significance designated heritage asset, in paragraph 199 the framework states the following:

> *...great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

The Framework goes on to state at paragraph 200 that:

> *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*
> *a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
> *b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Where a proposed development will lead to 'substantial harm' to or total loss of significance of a designated heritage asset paragraph 201 of the NPPF states that:

...local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and
b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
d) the harm or loss is outweighed by the benefit of bringing the site back into use

With regard to 'less than substantial harm' to the significance of a designated heritage asset, of the NPPF states the following;

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In terms of non-designated heritage assets, the NPPF states:

203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The Framework requires local planning authorities to look for opportunities for new development within conservation areas and world heritage sites and within the setting of heritage assets to enhance or better reveal their significance.

Paragraph 206 states that:

... Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Concerning conservation areas and world heritage sites it states, in paragraph 207, that:

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Concerning enabling development, it states, in paragraph 208, that local authorities should:

assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

National Planning Practice Guidance

The National Planning Practice Guidance (NPPG) was published on 23 July 2019 to support the National Planning Policy Framework (NPPF) 2021 and the planning system. It includes particular guidance on matters relating to protecting the historic environment in the section: Conserving and Enhancing the Historic Environment.

The relevant guidance is as follows:

Paragraph 2: What is meant by the conservation and enhancement of the historic environment?

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesignated buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified (noting that the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim then is to:

- capture and record the evidence of the asset's significance which is to be lost
- interpret its contribution to the understanding of our past; and
- make that publicly available (National Planning Policy Framework paragraph 199)

Paragraph 6: What is "significance"?

'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:

- ***archaeological interest:*** *As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- ***architectural and artistic interest:*** *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*
- ***historic interest:*** *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a*

material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.

Paragraph 7: Why is 'significance' important in decision-taking?

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

Paragraph 13: What is the setting of a heritage asset and how should it be taken into account?

The setting of a heritage asset is defined in the Glossary of the National Planning Policy Framework.
All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Paragraph 15: What is the optimum viable use for a heritage asset and how is it taken into account in planning decisions?

The vast majority of heritage assets are in private hands. Thus, sustaining heritage assets in the long term often requires an incentive for their active conservation. Putting heritage assets to a viable use is likely to lead to the investment in their maintenance necessary for their long-term conservation. By their nature, some heritage assets have limited or even no economic end use. A scheduled monument in a rural area may preclude any use of the land other than as a pasture, whereas a listed building may potentially have a variety of alternative uses such as residential, commercial and leisure.
In a small number of cases a heritage asset may be capable of active use in theory but be so important and sensitive to change that alterations to accommodate a viable use would lead to an unacceptable loss of significance.

It is important that any use is viable, not just for the owner, but also for the future conservation of the asset: a series of failed ventures could result in a number of unnecessary harmful changes being made to the asset.
If there is only one viable use, that use is the optimum viable use. If there is a range of alternative economically viable uses, the optimum viable use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes. The optimum viable use may not necessarily be the most economically viable one. Nor need it be the original use. However, if from a conservation point of view there is no real difference between alternative economically viable uses, then the choice of use is a decision for the owner, subject of course to obtaining any necessary consents.

Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused, and provided the harm is minimised. The policy on addressing substantial and less than substantial harm is set out in paragraphs 199-203 of the National Planning Policy Framework.

Paragraph 18: How can the possibility of harm to a heritage asset be assessed?

What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 199-203) apply.

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated. Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

The National Planning Policy Framework confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). It also makes clear that any harm to a designated heritage asset requires clear and convincing justification and sets out certain assets in respect of which harm should be exceptional/wholly exceptional (see National Planning Policy Framework, paragraph 200).

Paragraph 20: What is meant by the term public benefits?

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the

public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long term conservation

Other Relevant Policy Documents

Historic England: Historic Environment Good Practice Advice in Planning (March 2015)
Historic England: Conservation Principles and Assessment (2008)

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