



LEOPOLD COURT DIRECT ACCESS HOSTEL

STRUCTURAL SURVEY

for and on behalf of

Rochdale Council

Prepared by:

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Leopold Court

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1.0 Introduction

The following report has been prepared following a survey instructed by Sarah Hulston on behalf of the Rochdale Council to assess the structural form and condition of the existing facility Leopold Court as part of planned refurbishment works.

A site visit was undertaken by Brendan Howarth (Chartered Engineer) & Qamar Nasir (Structural Engineer) of Bradshaw Gass and Hope on the 26th of June 2025.

This report has been prepared for the sole benefit, use, and information of the client. The liability of Bradshaw, Gass and Hope LLP with respect to the information contained in the report will not extend to any third party.

The structural inspection undertaken by BGH was purely visual, and not intrusive, with only lightweight fixtures or fittings removed, where this presented no damage to the building fabric, and no design calculations or appraisal of the load bearing capacity of any of the structure being undertaken.

All parts of the structure that were covered, unexposed or inaccessible were not inspected, and therefore we are unable to report that such parts are free from any defects.

The inspection is purely concerned with the structural condition and observed defects within the building.

The inspection was undertaken on the morning of the 26th of June 2025. The weather conditions were dry.

2.0 Limitations of the Survey

- Inspection was visual only; no intrusive opening-up works were undertaken.
- All steel beams and lintels are concealed behind finishes and could not be directly assessed.
- Roof coverings were not inspected directly.
- Observations represent conditions at the time of inspection only.

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3.0 Background

Site Location:

Leopold Court
Leopold Street
Rochdale
OL11 5HA

OS Grid Ref: SD 88512 13178

History:

A search on the National Library of Scotland Historic Maps, shows the following history of the site:

- 1851: Historic mapping indicates the presence of a ditch or goit (artificial watercourse) running south of the site, with a sand pit located nearby.
- 1911: The mapping identifies “Calf Hey Works” (waste rubber processing) occupying the site, with a mill pond situated adjacent.
- 1944: The goit appears to have been partially infilled, with “Red Brook” noted running to the north of the site.

Flood Maps:

The site location is in flood zone 1 and is a low-risk area from flooding.

Mining:

A check on the Mining Remediation Authority website suggests the following:

- The site lies within a Coal Mining Reporting Area, and therefore standard mining information should accompany any future development.
- The building is located outside of a designated Development High Risk Area, although an area of higher risk is recorded approximately 60 m to the north-east.
- A historical mine entry is recorded approximately 150 m to the north-east of the site.

Archive Ground Information:

The British Geological survey maps show the closest borehole being 290m away.

The general ground conditions:

- 0 to 1.4m shows made ground
- 1.4m to 2.35m shows made ground
- 2.35m to 2.5m shows silty sandy clay
- 2.5m to 4m (end) shows Sandstone boulders

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4.0 Description and Observations

The site is located just off Bury New Road in Rochdale. To the north of the site is Rochdale Sports Club which is surrounded by large fields. St. George's Church & Hall and a Redbank Motors is located to the west of the site and Extra Mile Cleaners is located to the east of the site with an Aldi located around the corner.

The site is located on Leopold Street, which is accessed via Bury New Road.

In addition to the hostel, there's also a car park located on site for staff and visitors.

This report will conduct an assessment on the ground floor, 1st floor and roof. These findings are to be supported by the attached Appendix A titled "Annotation of the Existing Building".



Leopold Court Existing Structure



Aerial photo of Leopold Court

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4.1 Ground floor

Superstructure

From ground level to first floor, the structure is formed predominantly of load-bearing masonry walls. A large portion of the building is single storey where the walls directly support the timber trussed rafter roof. These walls also support a series of steel beams, lintels (to form openings), and timber floor joists depending on their location within the plan.

No significant structural cracking, displacement, or signs of overloading were observed to the ground floor masonry during inspection.

Steel beams appear to have been installed to form corridor openings and support the first-floor construction. The beams are largely boxed in and therefore could not be visually inspected in detail; however:

- No deflection or distortion was noted in adjacent finishes.
- No cracking or distress was visible at bearing ends.
- Lintels above windows and doors appear functional, with no noticeable sagging.

While exact beam sizes and connection details could not be verified, the surrounding masonry showed no signs of stress.

Sub structure

The ground floor is assumed to be a ground-bearing concrete slab. No evidence of settlement, heave, excessive cracking, or moisture-related structural deterioration was noted.



Single storey masonry wall supporting timber trussed roof

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Steel beam supported by internal walls

4.2 1st floor

Superstructure

Above the ground floor, the walls continue as load-bearing masonry, supporting both the first-floor timber joists and the timber roof trusses above (see Appendix A for timber floor span direction).

The load path appears to be conventional, where the floor loads transfer onto the timber joists, to the load bearing walls, and to the foundations.



Floor Construction

The first floor is constructed from timber floor joists spanning between supporting walls. The timber floor could not be directly assessed, however, no excessive deflection or sagging was noted from the ceiling finishes.

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Internal Walls

Most internal walls are made of blockwork and assumed as load-bearing masonry to support the timber trussed roof and steel beams, especially walls aligned with ground floor masonry walls. These contribute to the building's stability and load distribution.

Previous Alterations

Localized areas of differing finishes suggest historical modifications, but no evidence suggests these have adversely affected the structural integrity.

4.3 Roof

The roof is formed using timber trussed rafters spanning between external and internal load-bearing walls. This type of construction provides both roof support and lateral stability to the existing structure (see Appendix A for roof span direction).

Condition

No visible internal defects such as:

- Sagging of rafters through ceiling finishes
- Bowing of truss members
- Splitting or rotation
- Evidence of overloading

Externally, ridge lines appear straight, with no visible distortion.

Lateral Stability

Roof trusses appear to be braced with longitudinal members, contributing to the building's overall stability. The roof structure helps transfer wind loads into the masonry walls and down to the foundations.

Roof Coverings

Roof coverings were not directly inspected internally; however, no severe water staining or moisture ingress was observed in the internal ceilings at the time of inspection.

5.0 General Condition

Overall, the visible structural elements appeared to be in generally good condition. No major structural defects, instability, or dangerous conditions were observed during the inspection.

6.0 Conclusions

The structure of the building appears to be of conventional load-bearing masonry with timber floors and timber trussed roofs.

The building is in generally sound condition, with no significant structural concerns identified during the inspection. Further intrusive investigation may be required should future refurbishment works alter load paths or require structural modifications.

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Appendix A – Annotation of the Existing Building

