Intended for
Bowman Riley Architects Ltd

Date
November 2022

THE GEORGE HOTEL, HUDDERSFIELD
FLOOD RISK STATEMENT

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THE GEORGE HOTEL, HUDDERSFIELD
FLOOD RISK STATEMENT

Project name	**The George Hotel**
Project no.	**1620014217**
Recipient	**Bowman Riley Architects Ltd**
Version	**1.0**
Date	**11/11/2022**
Prepared by	**David Major**
Checked by	**Trefor Hillas**
Description	**Flood Risk Statement**

https://uk.ramboll.com

Revision	Date	Prepared by	Checked by	Approved by	Description
1.0	11/11/2022	DM	TH	TH	Draft report for client comment

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CONTENTS

APPENDICES

Appendix A
Proposed Development Plans

1. EXECUTIVE SUMMARY

1.1.1 Ramboll UK Limited is appointed to undertake a Flood Risk Statement report to assess the flood risk status of the George Hotel, Huddersfield ('the site') in the context of the proposed site redevelopment.

1.1.2 A review of all available information relating to flood risk has been undertaken, and an assessment made of the existing baseline flood risk. A summary of the risk from each source is as follows:

- Fluvial – Site is located in Flood Zone 1, and as such is at a low risk from fluvial flooding;
- Surface water – Generally Very Low risk across the site, but with areas of Low risk located in areas in the south-west and south-east of the site. Mitigation measures are proposed to manage this risk;
- Sewer flooding – Considered to be low;
- Groundwater – Considered to be a Medium risk based on a review of local geology, the SFRA and the presence of a basement; and
- Reservoirs, canal and other artificial sources – Considered to be Low based on no potential sources being located within vicinity of the site.

1.1.3 The following mitigation measures are suggested to manage the risk of surface water flooding from overland flow:

- Appropriate drainage measures such as channel interceptor drains should be considered at the main building entrance, and at the top of the adjacent access steps to the basement;
- Raised levels providing positive drainage away from the building main entrance and top of the access steps; and
- Appropriate waterproofing measures should be considered for below ground development, given the Medium risk of groundwater flooding.

1.1.4 Subject to inclusion of the mitigation measures above, the surface water flood risk from the site can be managed in a safe and sustainable manner.

2. INTRODUCTION

2.1 Appointment and Brief

2.1.1 Ramboll UK Limited (Ramboll) has been commissioned by Bowman Riley Architects Limited to undertake a Flood Risk Statement to support the design of the redevelopment of The George Hotel, Huddersfield.

2.2 Scope and Objectives

2.2.1 This report considers the risks of various sources of flooding to the site. A review of the potential impacts of climate change on the development, and how these impacts can be managed, has been undertaken.

2.2.2 This report provides the following information:

1. A review of the baseline flood risk to the site, based upon flood data and the flood maps provided by the Environment Agency (EA) and the relevant Strategic Flood Risk Assessment (SFRA);
2. A review of flood risk policy relevant to the site;
3. An assessment of flood risk from all sources including tidal, fluvial, pluvial, groundwater and artificial sources;
4. An assessment of the compatibility of the proposed development for its location based on flood risk and its proposed usage;
5. Proposals for measures to mitigate overland flow; and,
6. Proposals to mitigate any other flood risks to the development.

2.3 Climate Change Considerations

2.3.1 Ramboll UK Ltd is a Partner for Sustainable Change and, as such, sustainability is central to our assessments and reporting. We have made specific considerations for climate change throughout this report, to ensure that our planning and design advice is supportive of an approach to ensure robust and sustainable societies.

2.3.2 More information on our company-wide strategy and our commitment to being a Partner for Sustainable Change can be read here: *https://ramboll.com/strategy-2022*.

2.4 General Limitations and Reliance

2.4.1 In preparation of the report and performance of any other services, Ramboll has relied upon publicly available information, information provided by the client and information provided by third parties. Accordingly, the conclusions reached in this report are valid only to the extent that the information provided to Ramboll was accurate, complete and available to Ramboll within the reporting schedule.

2.4.2 The key sources of information used to prepare this report are footnoted within the document. Ramboll is unable to accept liability for the accuracy or otherwise of any information derived from third party sources.

2.4.3 Ramboll's services are not intended as legal advice, nor an exhaustive review of site conditions and/or compliance. This report and accompanying documents are initial and intended solely for the use and benefit of the client for this purpose only and may not be used by or disclosed to, in whole or in part, any other person without the express written consent of Ramboll. Ramboll neither owes nor accepts any duty to any third party, unless formally agreed by Ramboll through that party entering into, at Ramboll's sole discretion, a written reliance agreement.

3. SITE DESCRIPTION

3.1 Application Site Description

3.1.1 The site is the George Hotel in Huddersfield, located at St George's Square at postcode HD1 1JA. It is located at approximate grid reference 414414, 416889.

3.1.2 The site can be found on the corner of Railway Street and John William Street. It is approximately 0.12 ha (hectares) in area, and currently consists of the existing hotel building and its immediately surrounding yards, access and car parking.

3.1.3 The site is bounded on the east by John William Street, the south by Railway Street and St George's Square, and to the west and north by Huddersfield train station. The surrounding area is largely dominated by commercial and office uses.

3.1.4 A topographic survey[1] has been taken for the site and its surrounds. Site topography ranges from approximately 84.0m AOD (Above Ordnance Datum) in the north, to a high of approximately 85.7m AOD (also in the north of the site). There is an inward fall present from Railway Street toward the hotel entrance and access steps. In general, across the site, topography typically ranges between 85.0 and 86.0m AOD, and the fall is from the Railway Station in the west to John William Street in the east.

3.1.5 A site location plan is provided in Figure 1, at the rear of this report.

3.2 Proposed Development

3.2.1 The proposals are for refurbishment of the existing Grade II listed hotel through a combination of both new build and refurbishment work.

3.2.2 This will involve interior refurbishment at every building level, including the basement. Externally, there will be an additional floor constructed, and all the existing individual floors will increase in height.

3.2.3 The basement is being excavated and deepened by approximately 1m.

3.2.4 The proposed development plans are available to view in Appendix A, at the rear of the report.

[1] Mobile CAD Surveying Solutions, Measured Building Survey, St. Georges Hotel, Huddersfield, HD1 1JA, 3518-01, July 2022.

4. POLICY REVIEW

Whilst an NPPF Flood Risk Assessment for the site is not required due to its size of less than 1 ha and its Flood Zone 1 status, the following section provides a summary of the local flood risk policy, that whilst not being used to feed into the planning application, will help to ensure the development is designed and constructed within local and national flood risk guidance and best practice.

4.1 National Policy Framework, 2021

4.1.1 The NPPF was most recently updated in July 2021, with flood risk remaining primarily regulated through planning policy[2]. The NPPF requires that a full Flood Risk Assessment (FRA) should be submitted with planning applications for all development sites within Flood Zones 2 and 3; and all development sites over 1 ha in area to determine the risks of flooding from all sources including rivers, the sea, sewers, and groundwater. The NPPF sets out that flood risk should be defined according to Flood Zone 3 (High Probability), Flood Zone 2 (Medium Probability) and Flood Zone 1 (Low Probability).

4.1.2 In terms of flood risk, the NPPF classifies land uses according to vulnerability as follows:

1. Essential infrastructure;
2. Highly vulnerable;
3. More vulnerable;
4. Less vulnerable; and
5. Water-compatible development.

4.2 The Town and Country Planning (Development Management Procedure) Order 2015

4.2.1 The Government has strengthened planning policy on the provision of sustainable drainage for 'major' planning applications as of the 6th of April 2015. Decisions about the suitability of sustainable drainage provision are made by the local planning authority. However, under The Town and Country Planning (Development Management Procedure) Order 2015[3], which came into force on the 15th of April 2015, Lead Local Flood Authorities (LLFA) are now statutory consultees for all major applications.

4.3 Kirklees Local Plan Strategy and Policies, 2019

4.3.1 Policy LP5: Masterplanning sites, states that masterplans will be expected to achieve appropriate measures to mitigate flood risk and ensure that a development is resilient to the potential impacts of climate change.

4.3.2 Policy LP24: Design, states that achieving high levels of sustainability should be done through designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate.

4.3.3 Policy LP27: Flood Risk, states that proposals within Flood Zone 3a will be assessed in accordance with national policies relating to Flood Zone 3a but with the following additional restrictions:

- No new highly vulnerable or more vulnerable uses will be permitted;

[2] GOV.UK, National Planning Policy Framework [online]. Available at: https://www.gov.uk/government/publications/national-planning-policy-framework--2. Accessed November 2022.
[3] Statutory Instruments 2015, No. 596, Town and Country Planning, England, The Town, and Country Planning (General Permitted Development) (England) Order 2015.

- Less vulnerable uses may only be permitted provided that the sequential test has been passed and, where extensions are linked operationally to an existing business or, where redevelopment of a site provides buildings with the same or a smaller footprint;
- All proposals will be expected to include flood mitigation measures such as compensatory storage which should be identified and considered through a site-specific FRA; and
- Development will not be permitted on any part of the site identified through a site-specific FRA as performing a functional floodplain role.

4.3.4 The site-specific FRA must account for all sources of flooding set out in the Strategic Flood Risk Assessment and demonstrate that the proposal will be safe throughout the lifetime of the development. The proposal must also not increase flood risk elsewhere and where possible should reduce flood risk.

4.3.5 Policy LP28: Drainage, states that it is the presumption that Sustainable Drainage Systems (SuDS) will be used to assist in achieving the following on each site:

- For proposals on brownfield sites there should be a minimum 30% reduction in surface water run-off where previous positive surface water connections from the site can be proven. New connections will be subject to at least greenfield restrictions;
- No negative impact on local water quality and improvements in water quality where practicable; and
- Consider whether proposed open spaces and green infrastructure within sites can contribute to the sustainable drainage of the site.

4.3.6 Local conditions including the existence of critical drainage areas may require a lower run-off rate to be agreed to reflect volume control, local surface water risks, water course capacity and flood risk further downstream.

4.3.7 There will be a general presumption against pumping surface water. It must also be demonstrated that the surface water management solution is designed to meet requirements over the lifetime of the development including evidence that management and maintenance arrangements have been secured to cover that period. This includes ensuring proposals to store water meet national standards and latest best practice.

4.3.8 Flow paths accommodating water from outside the site or due to an exceedance event should be designed to avoid buildings and curtilages.

4.3.9 Development will only be permitted if it can be demonstrated that the water supply and waste water infrastructure required is available or can be co-ordinated to meet the demand generated by the new development.

4.4 Calder Catchment Strategic Flood Risk Assessment (Kirklees Council), 2016

4.4.1 The Kirklees Council Calder Catchment Strategic Flood Risk Assessment (SFRA)[4] was published in 2016 with a purpose to identify and analyse current and future broad scale flooding issues for key locations in the Kirklees local authority area, provide support for further assessment and sequential testing of planning applications, and to support the Local Plan process.

4.4.2 Kirklees Council should use the evidence provided in the SFRA to inform their knowledge of flooding, refine information in the EA Flood Map for Planning and determine the variations in flood risk from all sources of flooding. The SFRA should form the basis for preparing appropriate policies for flood risk management within the area.

[4] Kirklees Council, Strategic Flood Risk Assessment (SFRA), 2016 [online]. Available at: https://www.kirklees.gov.uk/beta/planning-policy/strategic-flood-risk-assessment.aspx. Accessed October 2022.

5. REVIEW OF BASELINE DATA

5.1 Geological Setting

5.1.1 According to the BGS Geology Viewer[5], the site is underlain by the Pennine Lower Coal Measures Formation, which is described as mudstone, siltstone, and sandstone. Superficial deposits at the site are described as 'Head', which is described as clay, silt, sand, and gravel.

5.2 Hydrological Setting

5.2.1 The Huddersfield Broad Canal is located approximately 500m east of the site. Approximately 780m south-east of the site is the River Colne. There are no above ground watercourses in proximity of the site.

5.3 Hydrogeological Setting

5.3.1 According to the BGS GeoIndex[6], the Pennine Lower Coal Measures Formation is described as a moderately productive aquifer which is regional, cyclic, and multi-layered with moderate yields from sandstones and many springs.

5.4 Fluvial Flood Risk

5.4.1 According to the EA Flood Map for Planning[7], the site is located entirely in Flood Zone 1. The Flood Zones are defined as follows:

- Flood Zone 1 – Land defined as having a less than 0.1% annual probability of river or sea flooding;
- Flood Zone 2 – Land defined as having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding; and
- Flood Zone 3 – Land defined as having a 1% or greater annual probability of river flooding; or land having a 0.5% or greater annual probability of sea flooding.

5.4.2 The EA Flood Map for Planning is provided in Figure 2, at the rear of this report.

5.5 Surface Water Flood Risk

5.5.1 According to the EA mapping[8] (reproduced in Figure 3), the majority of the site is located in an area defined as being at a Very Low risk of flooding from surface water. Limited areas of Low risk are present in the south-west and south-east of the site. These connect to further areas of Low risk on John William Street and Railway Street. The different surface water risk categories are defined as follows:

- High – Greater than a 1 in 30 (3.33%) annual probability;
- Medium – Between a 1 in 30 and 1 in 100 (3.33% to 1%) annual probability;
- Low – Between a 1 in 100 and a 1 in 1,000 (1% to 0.1%) annual probability; and
- Very Low – Less than a 1 in 1,000 (0.1%) annual probability.

The inward fall off Railway Street, referred to in Section 3.1, means that there is a risk to the hotel entrance and access steps should surface water flooding prove severe. Figure 4 makes use of publicly available imagery to visualise this risk.

[5] BGS Geology Viewer [online]. Available at: https://geologyviewer.bgs.ac.uk. Accessed October 2022.
[6] BGS, British Geological Survey, GeoIndex Onshore [online]. Available at: https://mapapps2.bgs.ac.uk/geoindex/home.html. Accessed October 2022.
[7] GOV.UK, Flood map for planning [online]. Available at: https://flood-map-for-planning.service.gov.uk. Accessed October 2022.
[8] GOV.UK, Check your long term flood risk [online]. Available at: https://check-long-term-flood-risk.service.gov.uk. Accessed October 2022.

5.6 Sewer Flooding

5.6.1 Surface water drainage networks are typically designed to accommodate only a 1 in 30 (3.3%) annual probability rainfall event. Older drainage networks may have a lower capacity, especially if they have not been maintained adequately. Although not true of every situation, sewer flooding is typically relatively shallow and would be expected to subside following the rainfall event, once the hydraulic overload of the sewer system has passed.

5.6.2 A review of the car park area upstream of the George Hotel indicates the presence of a number of drainage assets that could surcharge and result in flooding. Whilst the capacity and condition of the system is not known, assuming this infrastructure is functioning, this would equate to the risk of sewer flooding being low.

5.6.3 The risk of sewer flooding is therefore considered to be low.

5.7 Groundwater Flood Risk

5.7.1 The SFRA[4] shows the site to lie in an area deemed to be at between 50 and 70% risk of groundwater emergence. Furthermore, there is the presence of the Pennine Lower Coal Measures Formation, described as a 'moderately productive aquifer'.

5.7.2 The lowering of the basement by approximately 1m, means that without mitigation measures in place the site could be at risk from groundwater flooding.

5.8 Risk from Reservoirs, Canal and Other Artificial Sources

5.8.1 According to EA mapping[8], the site is not shown to be at risk of flooding following a reservoir failure.

5.8.2 It should additionally be noted that reservoirs across England have an excellent safety record, with the last fatal failure being nearly 100 years ago. Dams in England are regulated by the Reservoirs Act 1975 which sets out stringent conditions for the operation of reservoirs to ensure high levels of safety. The EA routinely visits reservoirs across the country to assess risk, monitor progress and serve enforcement notices requiring operators to complete specific actions.

5.8.3 No other artificial sources are present in proximity of the site.

5.9 Historic Flooding

5.9.1 According to the EA Recorded Flood Outlines[9], there are no historical flooding events recorded in proximity of the site. The nearest recorded event dates to February 2020, and is located approximately 815m north-east of the site.

5.10 Flood Risk Summary

5.10.1 Based on the above desk study, the following should be considered in the assessment of flood risk to any proposed development on site:

- There is a flood risk to the site from surface water, due to external gradients supporting the inflow of overland flow into the hotel building; and
- A Medium risk of groundwater flooding.

[9] Department for Environment Food & Rural Affairs, Data Services Platform [online]. Available at: https://environment.data.gov.uk/dataset/8c75e700-d465-11e4-8b5b-f0def148f590. Accessed October 2022.

6. ASSESSMENT OF FLOOD RISK

6.1 Flood Risk Vulnerability

6.1.1 According to Annex 3 (Flood Risk Vulnerability Classification) in the Planning Practice Guidance to NPPF[10], the proposed development is classed as 'More vulnerable' use.

6.1.2 Table 2 (Flood Risk Vulnerability and Flood Zone Compatibility) in the Planning Practice Guidance to the NPPF[10] shows that a 'More vulnerable' use is appropriate for Flood Zone 1, where the site is located.

6.2 Climate Change

6.2.1 Climate change has the potential to increase the number of intense rainfall events. This in turn could lead to an increase in groundwater levels over time. Furthermore, there would be an increased chance the existing drainage system, assumed to be 1 in 30 capacity, would be overwhelmed. As a result, the following mitigation measures are proposed.

6.3 Floodproofing Basement Level Development Mitigation

6.3.1 Groundwater can cause basements to flood in existing properties. This can happen where waterproofing measures have failed, or where groundwater levels are rising.

6.3.2 Given the proposed increase in depth in the basement level of approximately 1m, and the Medium risk of groundwater flooding at the site, appropriate waterproofing measures should be considered for the underground development.

6.3.3 A successful waterproofing design should result in a system that can withstand a pre-determined head of water or control the water before it reaches the structure.

6.4 Managing Overland Flow

6.4.1 As outlined in Section 5, there is a risk of surface water flooding to areas of the site. Such a risk is posed to the hotel entrance and the access steps due to localised topography at this part of the site being conducive to overland flow into the building.

6.4.2 Two options are proposed to mitigate this potential risk. The first proposes locally raising levels to create a contour away from the basement steps and building entrance. The second proposes the implementation of interceptor drains at the top of the stairs and along the building entrance. These options are visualised in Figures 5 and 6 respectively.

[10] GOV.UK (2022) Planning Practice guidance: Flood Risk and Coastal Change [online]. Available at: https://www.gov.uk/guidance/flood-risk-and-coastal-change. Accessed October 2022.

7. CONCLUSIONS

7.1.1 Based on the findings of this Flood Risk Assessment and in consideration of the recommendations made, it is concluded that any flood risk can be appropriately managed by the development proposals over the lifetime of the development, taking climate change into account and fittingly for the vulnerability of proposed users.

7.1.2 No further flood risk assessment is deemed necessary.

FIGURES

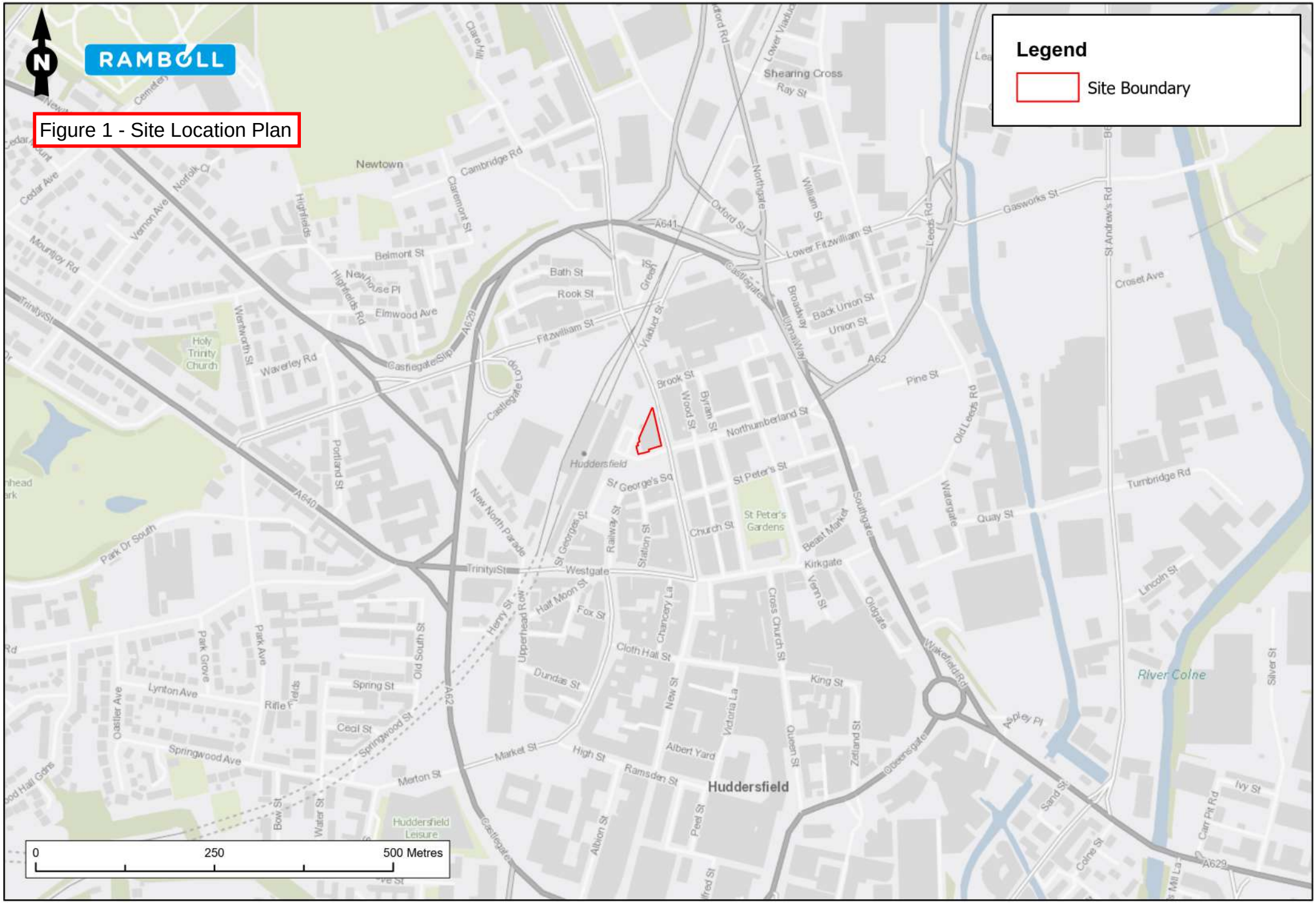
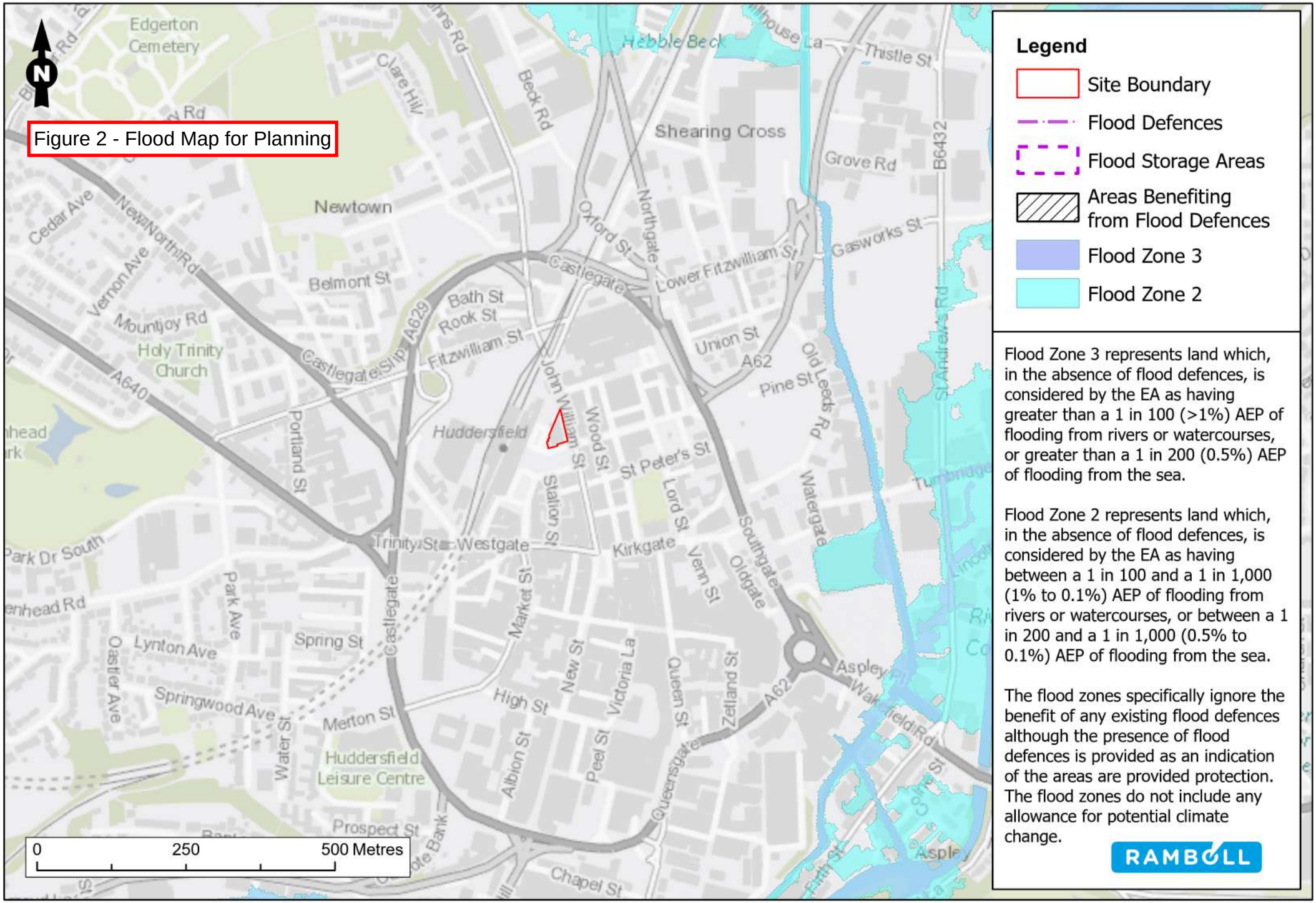


Figure 1 - Site Location Plan

Coordinate System: British National Grid. Projection: Transverse Mercator. Datum: OSGB 1936.



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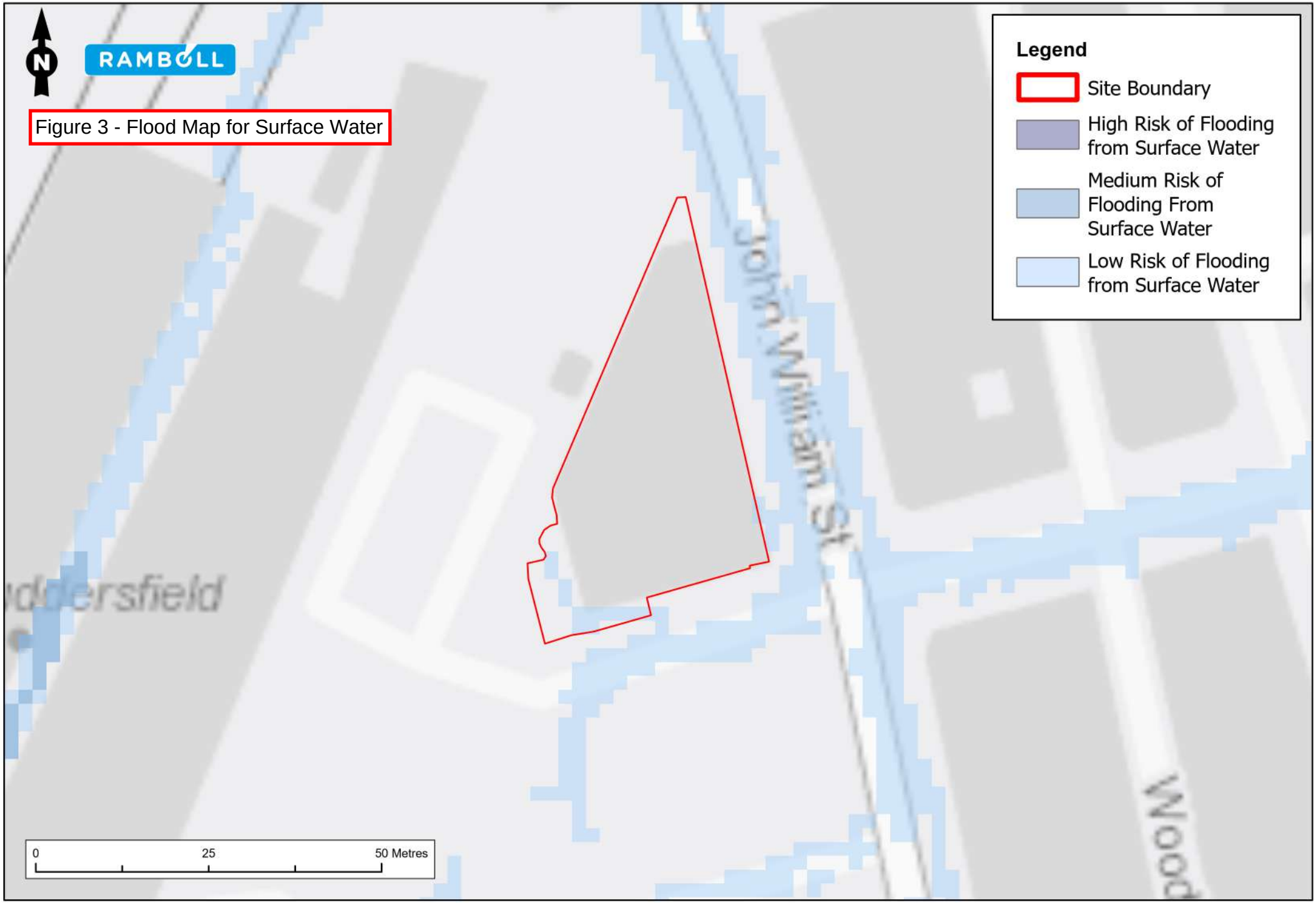

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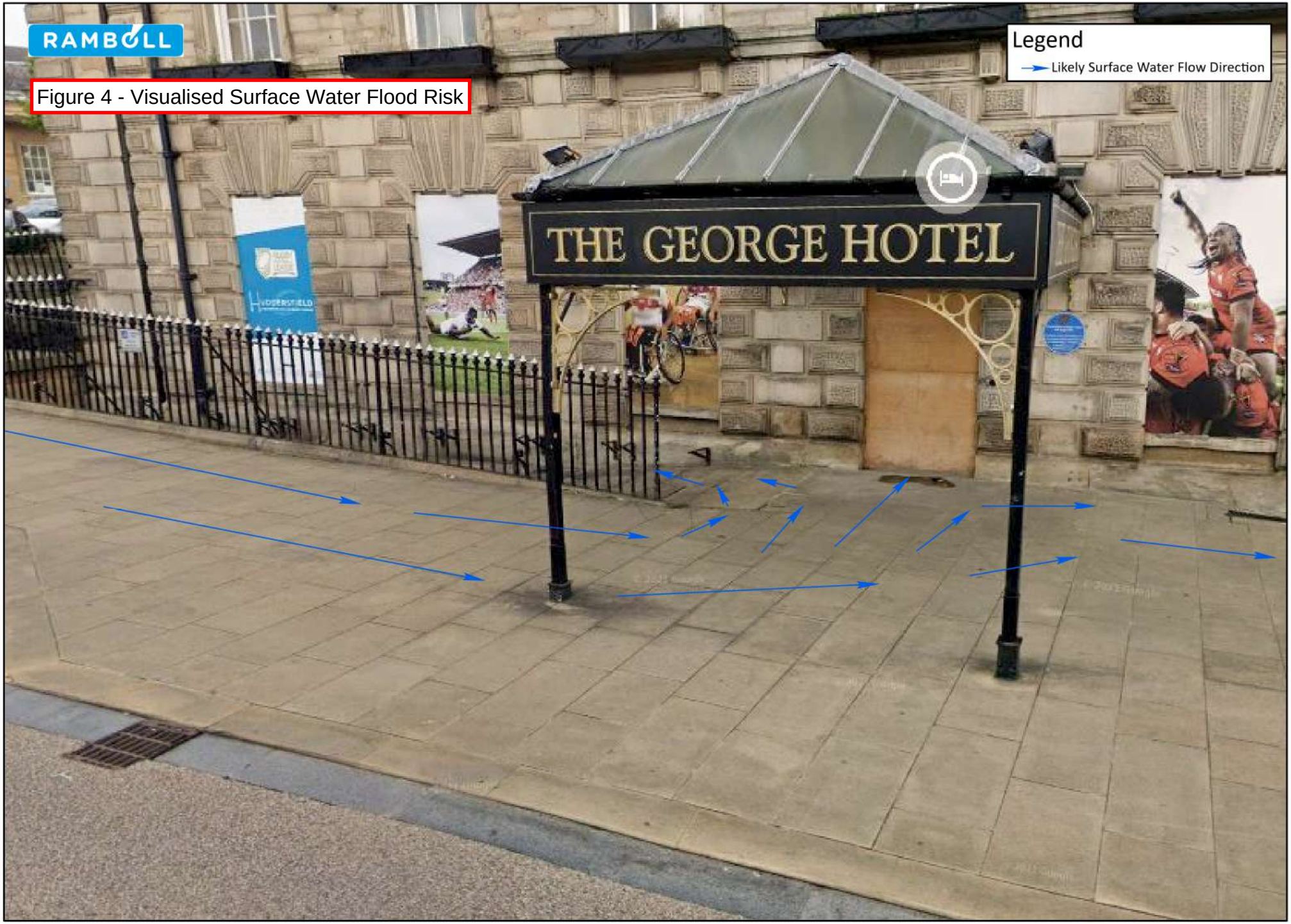
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Figure 4 - Visualised Surface Water Flood Risk
Legend
Likely Surface Water Flow Direction
THE GEORGE HOTEL

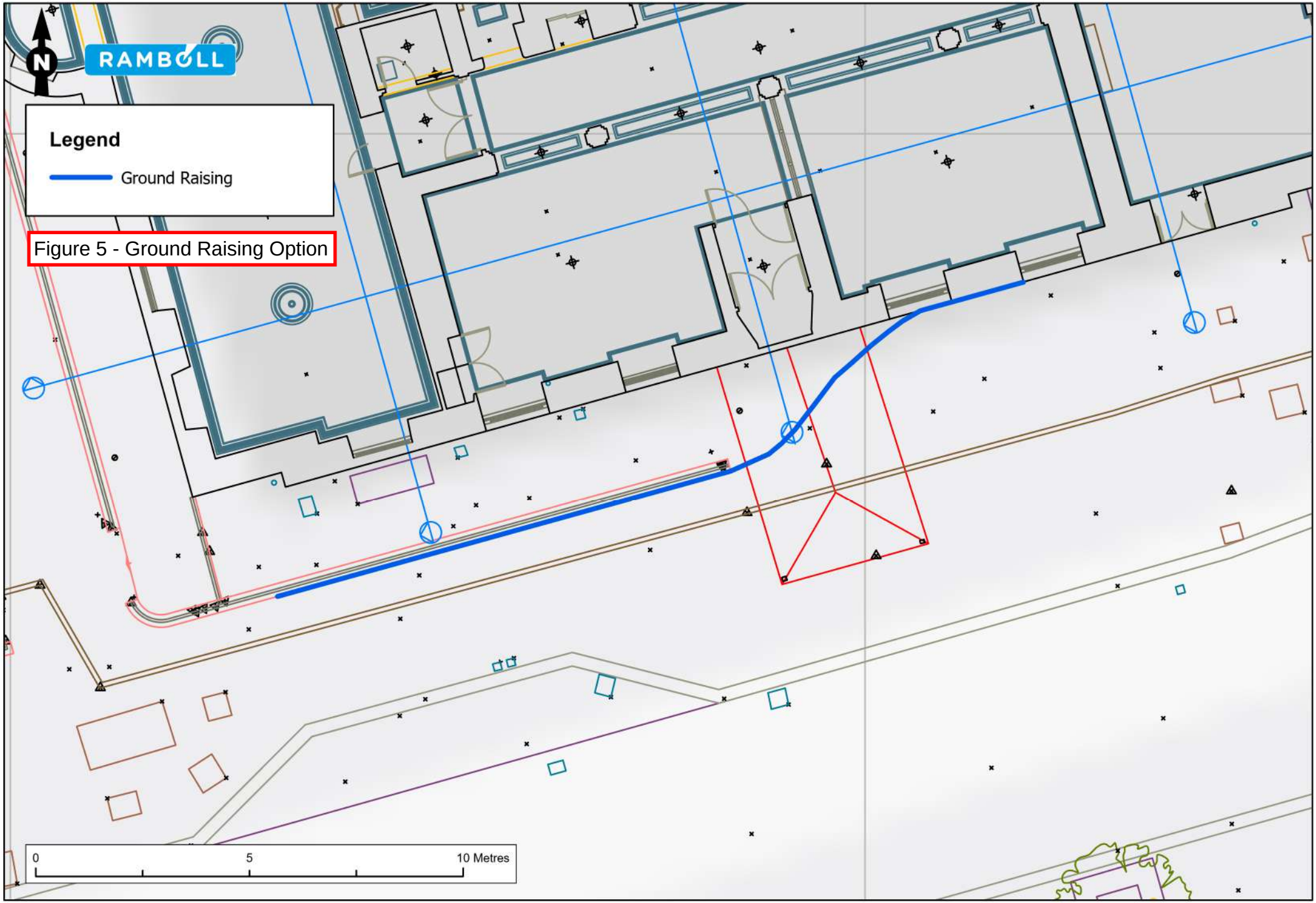

Figure 5 - Ground Raising Option

Coordinate System: British National Grid. Projection: Transverse Mercator. Datum: OSGB 1936.

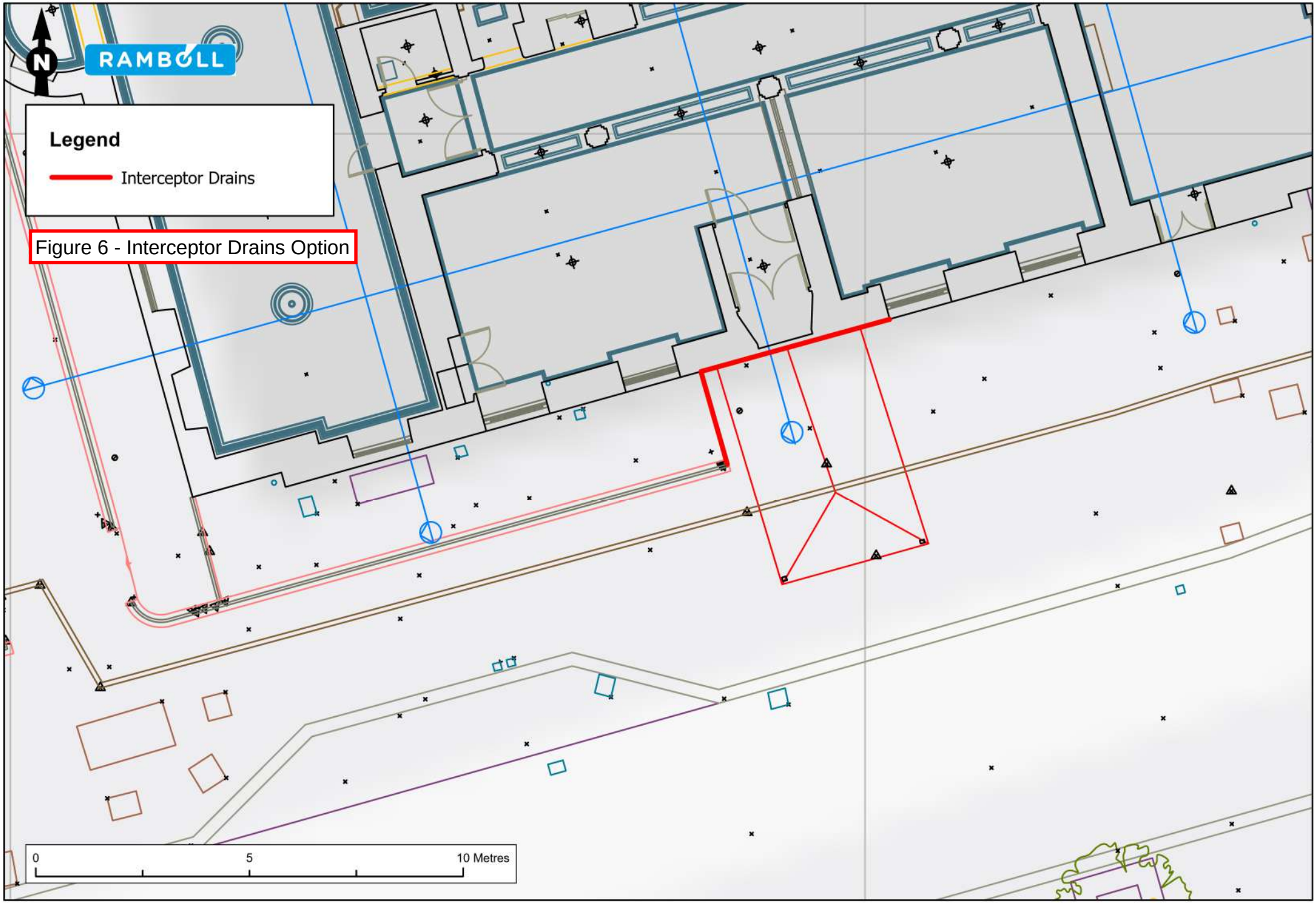

Figure 6 - Interceptor Drains Option

Coordinate System: British National Grid. Projection: Transverse Mercator. Datum: OSGB 1936.

APPENDIX A

PROPOSED DEVELOPMENT PLANS

Schedule of Bedrooms	
Floor	No. of Rooms
Basement	0
Ground	5
First	19
Second	23
Third	23
Fourth	21
Total	91

Function
Bedroom
Facilities
En-Suite
Circulation
Ancillary / Misc.

0 1m 2m 3m 4m 5m 10m
SCALE BAR

P4	S2 Report issue revision	180822	RAB	JR
P3	S2 Report issue	100822	RAB	JR
P2	Bedroom layout rationalized to align service risers and duct locations	030822	RAB	JR

	Revision	Date	By	Chk

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.

Queensbury
The George Hotel
Huddersfield, West Yorkshire

Sheet Name: Stage 2 - Proposed Basement Layout

Purpose of issue: Preliminary WIP **Status:**

Date: July 2022 **Checked by:** JR

Drawn by: MJ **Scale @ A1:** 1:100

Project No: 8662 **Revision:** P4

Drawing No : BOW-A1-B-DR-A-0013

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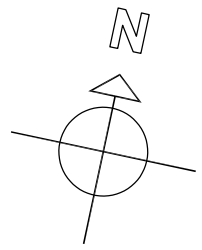
ARCHITECTS BUILDING CONSULTANTS INTERIORS



Schedule of Bedrooms	
Floor	No. of Rooms
Basement	0
Ground	5
First	19
Second	23
Third	23
Fourth	21
Total	91

Function
Bedroom
Facilities
En-Suite
Circulation
Ancillary / Misc.

0 1m 2m 3m 4m 5m 10m
SCALE BAR

P4	S2 Report issue revision	180822	RAB	JR
P3	S2 Report issue	100822	RAB	JR
P2	Bedroom layout rationalized to align service risers and duct locations	030822	RAB	JR
	Revision	Date	By	Chk

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.

Queensbury
The George Hotel
Huddersfield, West Yorkshire

Sheet Name: Stage 2 - Proposed Ground Floor Layout

Purpose of issue: Preliminary WIP **Status:**

Date: July 2022 **Checked by:** JR

Drawn by: MJ **Scale @ A1:** 1:100

Project No: 8662 **Revision:** P4

Drawing No : BOW-A1-00-DR-A-0014

BOWMANRILEY
ARCHITECTS BUILDING CONSULTANTS INTERIORS

Schedule of Bedrooms	
Floor	No. of Rooms
Basement	0
Ground	5
First	19
Second	23
Third	23
Fourth	21
Total	91

Function
Bedroom
Facilities
En-Suite
Circulation
Ancillary / Misc.

0 1m 2m 3m 4m 5m 10m
SCALE BAR

	Revision	Date	By	Chk
P4	S2 Report issue revision	180822	RAB	JR
P3	S2 Report issue	100822	RAB	JR
P2	Bedroom layout rationalized to align service risers and duct locations	030822	RAB	JR

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.

Queensbury
The George Hotel
Huddersfield, West Yorkshire

Sheet Name: Stage 2 - Proposed First Floor Layout

Purpose of issue: Preliminary WIP **Status:**

Date: July 2022 **Checked by:** JR

Drawn by: MJ **Scale @ A1:** 1:100

Project No: 8662 **Revision:** P4

Drawing No : BOW-A1-01-DR-A-0015

BOWMANRILEY
ARCHITECTS BUILDING CONSULTANTS INTERIORS

Schedule of Bedrooms	
Floor	No. of Rooms
Basement	0
Ground	5
First	19
Second	23
Third	23
Fourth	21
Total	91

Function
Bedroom
Facilities
En-Suite
Circulation
Ancillary / Misc.

SCALE BAR 0 1m 2m 3m 4m 5m 10m

P4	S2 Report issue revision	180822	RAB	JR
P3	S2 Report issue	100822	RAB	JR
P2	Bedroom layout rationalized to align service risers and duct locations	030822	RAB	JR
	Revision	Date	By	Chk

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.

Queensbury
The George Hotel
Huddersfield, West Yorkshire

Sheet Name: Stage 2 - Proposed Second Floor Layout

Purpose of issue: Preliminary WIP **Status:**

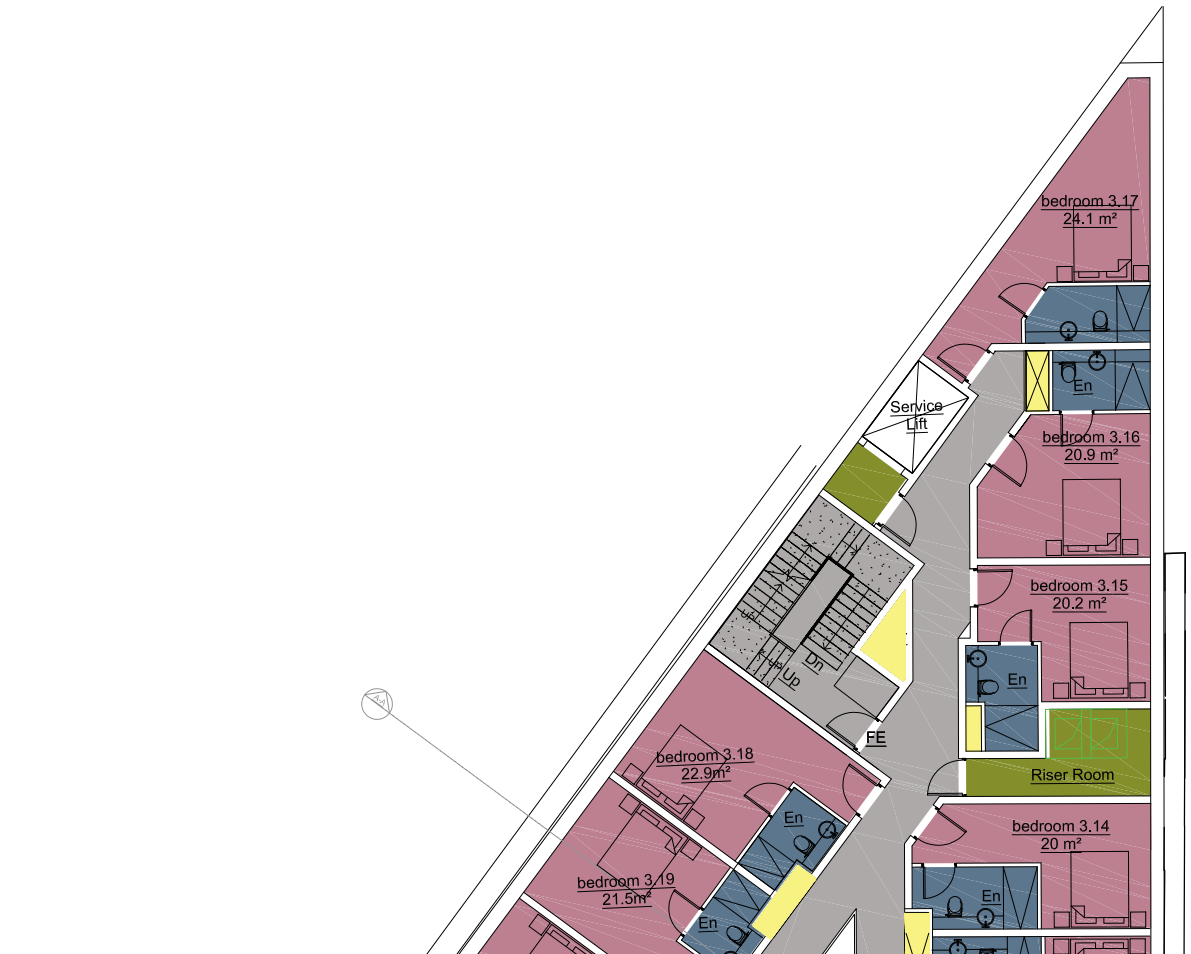
Date: July 2022 **Checked by:** JR

Drawn by: MJ **Scale @ A1:** 1:100

Project No: 8662 **Revision:** P4

Drawing No : BOW-A1-02-DR-A-0016

BOWMANRILEY ARCHITECTS BUILDING CONSULTANTS INTERIORS



Schedule of Bedrooms	
Floor	No. of Rooms
Basement	0
Ground	5
First	19
Second	23
Third	23
Fourth	21
Total	91

Function
Bedroom
Facilities
En-Suite
Circulation
Ancillary / Misc.

0 1m 2m 3m 4m 5m 10m
SCALE BAR

P4	S2 Report issue revision	180822	RAB	JR
P3	S2 Report Issue	100822	RAB	JR
P2	Bedroom layout rationallzed to allgn service risers and duct locations	030822	RAB	JR

	Revision	Date	By	Chk

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.

Queensbury
The George Hotel
Huddersfield, West Yorkshire

Sheet Name: Stage 2 - Proposed Third Floor Layout

Purpose of issue: Preliminary WIP **Status:**

Date: July 2022 **Checked by:** JR

Drawn by: MJ **Scale @ A1:** 1:100

Project No: 8662 **Revision:** P4

Drawing No : BOW-A1-03-DR-A-0017

BOWMANRILEY
ARCHITECTS BUILDING CONSULTANTS INTERIORS

Schedule of Bedrooms	
Floor	No. of Rooms
Basement	0
Ground	5
First	19
Second	23
Third	23
Fourth	21
Total	91

- Function
- Bedroom
- Facilities
- En-Suite
- Circulation
- Ancillary / Misc.

SCALE BAR 0 1m 2m 3m 4m 5m 10m

P4	S2 Report issue revision	180822	RAB	JR
P3	S2 Report issue	100822	RAB	JR
P2	Bedroom layout rationalized to align service risers and duct locations	030822	RAB	JR
	Revision	Date	By	Chk

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.

Queensbury
The George Hotel
Huddersfield, West Yorkshire

Sheet Name: Stage 2 - Proposed Fourth Floor Layout

Purpose of issue: Preliminary WIP **Status:**

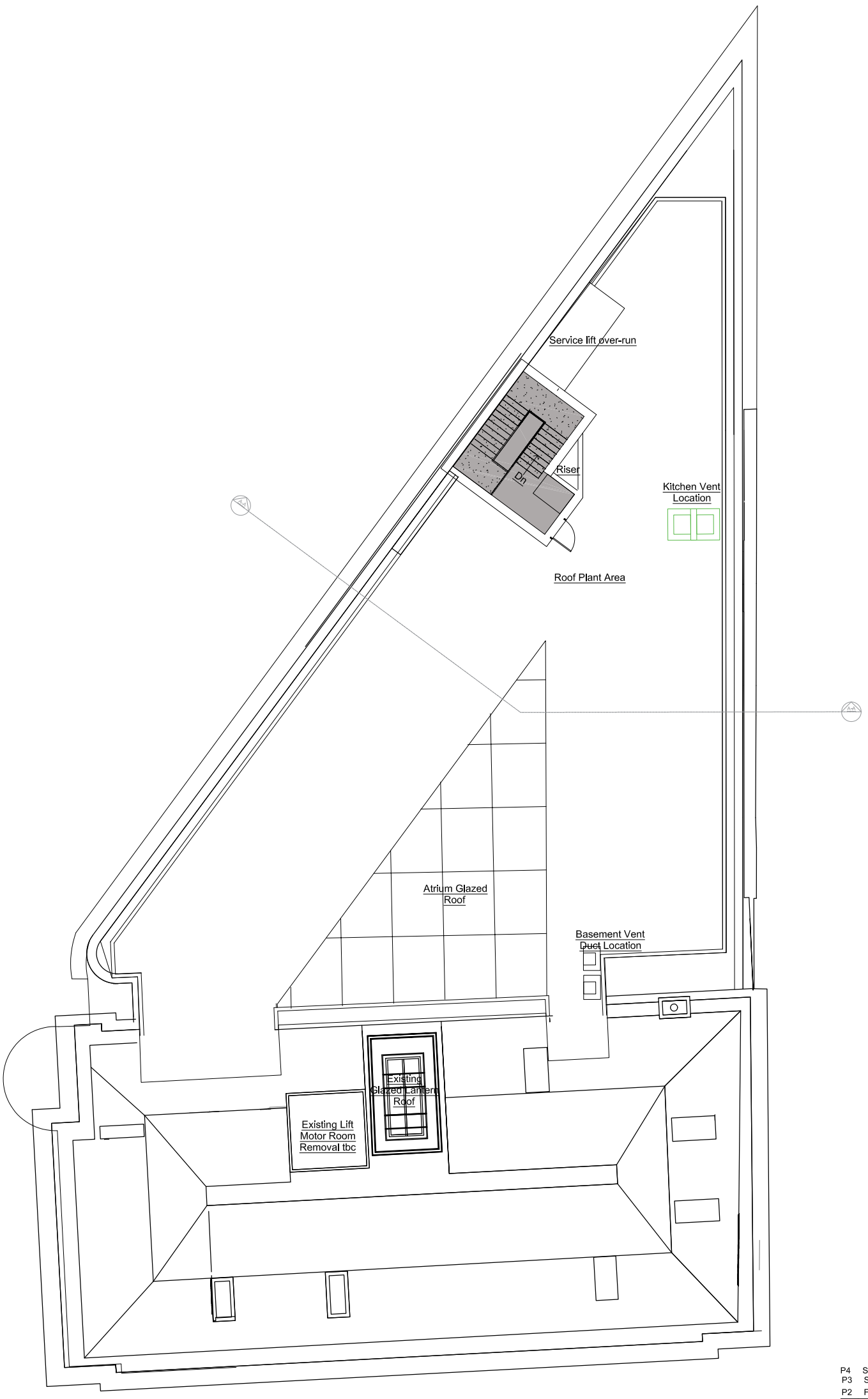
Date: July 2022 **Checked by:** JR

Drawn by: MJ **Scale @ A1:** 1:100

Project No: 8662 **Revision:** P4

Drawing No : BOW-A1-04-DR-A-0018

BOWMANRILEY ARCHITECTS BUILDING CONSULTANTS INTERIORS



PROPOSED ROOF PLAN

Schedule of Bedrooms	
Floor	No. of Rooms
Basement	0
Ground	5
First	19
Second	23
Third	23
Fourth	21
Total	91

- Function
- Bedroom
- Facilities
- En-Suite
- Circulation
- Ancillary / Misc.

SCALE BAR 0 1m 2m 3m 4m 5m 10m

P4	S2 Report issue revision	180822	RAB	JR
P3	S2 Report issue	100822	RAB	JR
P2	First issue	030822	RAB	JR
	Revision	Date	By	Chk

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.

Queensbury
The George Hotel
Huddersfield, West Yorkshire

Sheet Name: Stage 2 - Proposed Roof Plan

Purpose of issue: Preliminary WIP **Status:**

Date: July 2022 **Checked by:** JR

Drawn by: MJ **Scale @ A1:** 1:100

Project No: 8662 **Revision:** P4

Drawing No : BOW-A1-04-DR-A-0019

BOWMANRILEY ARCHITECTS BUILDING CONSULTANTS INTERIORS

Function
Bedroom
Facilities
En-Suite
Circulation
Ancillary / Misc.

P4	S2 Report issue revision	180822	RAB	JR
P3	S2 Report issue	100822	RAB	JR
P2	First issue	030822	RAB	JR
	Revision	Date	By	Chk

All dimensions to be verified on site, and the Architect informed of any discrepancy. All drawings and specifications should be read in conjunction with the Health and Safety Plan; all conflicts should be reported to the appointed Principal Designer.

Queensbury
The George Hotel
Huddersfield, West Yorkshire

Sheet Name: Stage 2 - Basic Section A-A- New Extension

Purpose of issue: Preliminary WIP **Status:**

Date: July 2022 **Checked by:** JR

Drawn by: MJ **Scale @ A1:** 1:100

Project No: 8662 **Revision:** P4

Drawing No : BOW-A1-04-DR-A-0020

BOWMANRILEY
ARCHITECTS BUILDING CONSULTANTS INTERIORS