REV P2 - ADDITION OF APPENDIX C

H4026-BOW-A1-XX-RP-A-0004_ RESPONSE TO HISTORIC ENGLAND COMMENTS P1

NOTE: REFER TO ABOVE APPENDIX FOR UPDATED VISUALS

THE GEORGE HOTEL

REVISION: P2

DESIGN & ACCESS STATEMENT

APRIL 2023

1.0 CONTENTS

1.0 EXECUTIVE OVERVIEW

This document has been prepared by Bowman Riley on behalf of Kirklees Council to accompany a full planning application for the redevelopment of The George Hotel site in central Huddersfield.

It aims to demonstrate that the proposed scheme fulfils the key points of the project brief and provides sufficient detail to demonstrate its viability with due regard to user/ operator requirements whilst providing a development worthy of the Grade II* Listed George Hotel site. It aims to illustrate a development which reflects the historic importance of the building, as well as the importance of the George to Kirklee's current town centre regeneration plans.

The appendixed Heritage Statement attached within will look at the significance of the existing Grade II* building, its listing, condition and will include detailed proposals for the retention of elements whilst justifying the removal of others.

The detail of this statement will scrutinise how the options have been developed to date, the influencing factors for the decisions made in the process, the choice of materials, reasoning for this and the resultant quality and form of the new building by way of 3D visuals in the context of the site.

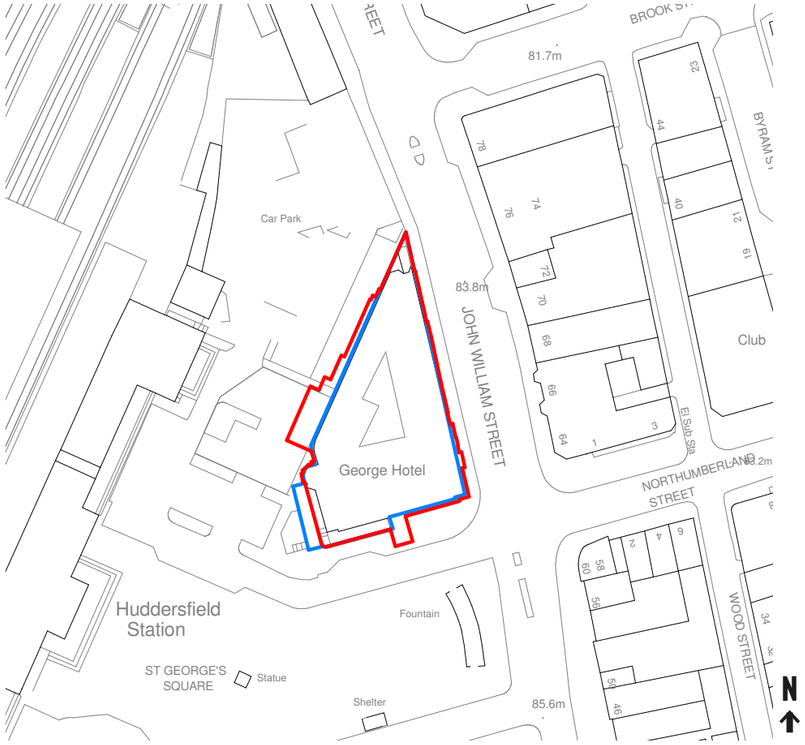
2.0 INTRODUCTION

2.1 SITE LOCATION

The George Hotel is located in the town centre of Huddersfield, West Yorkshire and positioned on the junction of John William Street and Railway Street. The building's main elevation faces St. George's square, a prominent public space shared with the railway station, water features and a sculpture of Harold Wilson, prime minister of the United Kingdom 1964 and 1970. Huddersfield is ideally located between Leeds and Manchester.

2.2 PROJECT DESIGN TEAM

Architect - Bowman Riley
Heritage Consultant - Bowman Riley
Lead Consultant - Bowman Riley
Principal Designer - Bowman Riley
Civil and Structural Engineer – Ramboll UK
Mechanical and Electrical Engineer – Ramboll UK
Vertical Transport Engineer – Ramboll UK
Quantity Surveyor – Turner and Townsend
BREEAM – Mott MacDonald
Project Management – Queensberry Real Estate
Fire Consultant – Mott MacDonald
Acoustics - Mott MacDonald



Location Plan (not to scale)

2.3 BACKGROUND

Since purchasing the building in 2010, Kirklees Council have undertaken a number of different Phases of works prior to instructing the re-development.

Phase 1: Asbestos Removal

Following the purchase of the building by Kirklees Council, an asbestos survey was undertaken and it was found to be present in the majority of the basement areas. A contractor was appointed to remove the asbestos from the building and encapsulate any remaining fibres to make the building safe.

Phase 2: Conservation Works (External envelope only)

Bowman Riley were appointed as Conservation Architects acting on behalf of Kirklees Council to assist the surveying team to identify and specify the external repair works. An assessment of significance was undertaken in addition to a high level survey of the building which allowed a conservation approach developed for the repairs.

The following works were identified and undertaken as part of the Phase 2 works which are currently ongoing:

Three main areas of repairs:
- External masonry walls
- Windows
- Roof

Masonry
Bowman Riley undertook a full inspection external walls and masonry details following the erection of the scaffold. It was important to not only understand the defects but more importantly the cause of the defects in order to identify the repairs required.

All areas of stone repair were subsequently identified on plans which can be seen in Photo A. It is fair to say that the stonework was in worse condition than initially thought.

In general the defects were:
- Large areas of cementitious mortar repairs
- delaminated stonework
- inappropriate alterations/ferrous fixings to the elevations.
- Areas of facebedded stone.

PHOTO A : Localised Masonry Repair

PHOTO B : Masonry repair of complete unit

Windows
Primary works to the windows are to be re-glaze with a slimline double glazed unit with a ripple effect which will allow the secondary glazing to be removed internally. Historic windows are to be repaired and rebalanced and any inappropriate window replacements are to be removed and replaced with a sliding sash design which is based on archival research.

Windows are currently with the joiners Smithson and Littlewoods who are undertaking a more detailed assessment of the frames now that they have been removed. Any that are unable to be repaired will be replaced on a like for like basis.

PHOTO C : Phase 2 existing window condition

PHOTO D : Phase 2 proposed window unit

Roof
The existing roof covering was welsh slate which appeared to have been reclaimed from elsewhere. In order to achieve the longevity required, it was agreed that the roof would be replaced with new welsh slates. Lead flashing was to be replaced and repairs undertaken to the decayed roof timbers which had evidence of fire damage.

Parapet gutters had failed in a number of areas and the falls and steps were not to current legislation and were re-designed and replaced. Flat roofs coverings were also replaced in addition to rationalising and replacing the rainwater goods.

Around February / March the works were tendered and William Birch were appointed as contractor.

PHOTO E : Phase 2 existing top storey level roof and window condition

PHOTO F : Phase 2 proposed image of roof repair

Phase 3: Development Phase

Kirklees Council appointed a development manager, Queensberry Real Estate, to undertake a preliminary assessment of the existing George Hotel. The findings were that the building would need substantial changes in order to attract a reputable hotel chain that would provide a secure long-term future for the building.

Bowman Riley worked with Queensberry to prepare a feasibility study which focused on the alterations that would be needed in order to convert the building from a 60 bed hotel to a 90-100 bed hotel.

2.4 STATUTORY CONSULTATION

As a result of numerous in-house workshops with the design team to include, Acoustic, Fire, Structural, MEP and Heritage, the design has been developed into a cohesive scheme which not only breathes new life into this important heritage asset but also achieves minimum target number and size of rooms.

External consultation has also taken place with the creation of a website allowing comments on the proposals prior to submission of the application in addition to presentations made to local history groups about the history of the building and initial findings. External consultation has also been held with Historic England facilitated by Kirklees Council. These discussions have included an initial meeting to review the stage 2 findings and proposals, subsequent meeting to review the developed designs and more targeted meetings with structural engineers and economists from Historic England. Site meetings have also been held to review the building and condition.

The design has undergone development as a result of these various consultations and comments incorporated.

2.5 LAND OWNERSHIP

There are two landowners/leaseholders relevant to the site. Kirklees council own the George Hotel and the streets to the east, south and the area of the car park highlighted to the west.

The railway station is owned by Kirklees council and leased to Network Rail.

Network Rail own the car park area highlighted to the north and have a common boundary with the George Hotel site.

Kirklees council

Kirklees council lease to network rail

Network rail

DIAGRAM 1 : Land Ownership Diagram

3.0 PHYSICAL ASSESSMENT

3.1 SITE CONTEXT

The George Hotel is a Grade II* listed and there are several listing buildings around the site which contribute to the overall setting, the railway station (Grade I) and the railings to the station yard (Grade II) are immediately adjacent to the west of the building, other surrounding buildings include the Lion Buildings (Grade II*) along John William Street and those on the junction of Northumberland Street. The site is located facing St. George's Square, which is surrounded by further listed properties, opposite is the Britannia buildings which is also Grade II*.

John William Street is to the east, St. George's Square is to the south, two large car parking areas are to the west, and the railway line runs from the southwest to the northeast of the site. To the north, the character of the conservation area is somewhat lowered, with a large supermarket and new retail spaces beyond the railway line bridge. The main town centre is to the south of the site.

The building is iconic for Huddersfield, especially in terms of its close proximity to the train station, its relationship to the Rugby League, and the prevalence of the hotel and prominence of Huddersfield as a town with a strong economy from the 19th into the early 20th century.

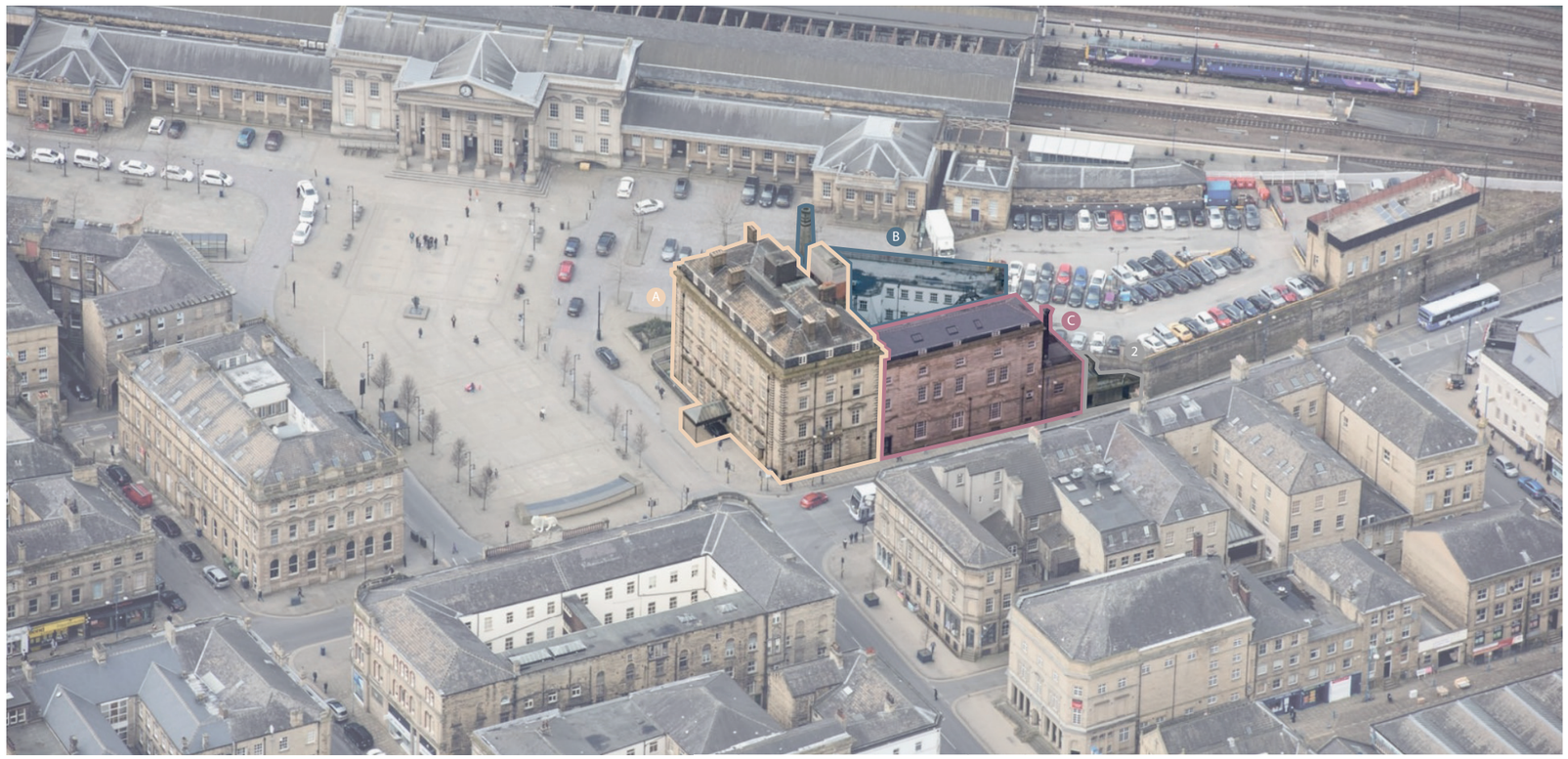


DIAGRAM 2 : Axo view of existing building showing Block A B & C from the southeast

3.2 SITE ANALYSIS

The site is sloping and elevated which opens to the east and west and converges to the north. The site at high level has the potential for views across Huddersfield. The site has few adjacent buildings with open space to the west from the south to the north which helps with environmental strategy such as passive solar and ventilation gains.

The frequency of the trains and transport along with the adjacent roads and car parking could be considered a source of pollution, along with any events on St. George's Square.

The building has good public transport links, the town centre, rail and bus station being in close proximity, Huddersfield also has a direct link to Manchester Airport and is in driving distance to the M62 and M1.

The site is located with its key existing block, Block A, facing south towards a public space. The site position and block arrangement provides good vehicular and pedestrian access. The building, Block A especially, frames several views and vistas from the southward approach, especially when placed in context with the train station's portico entrance.

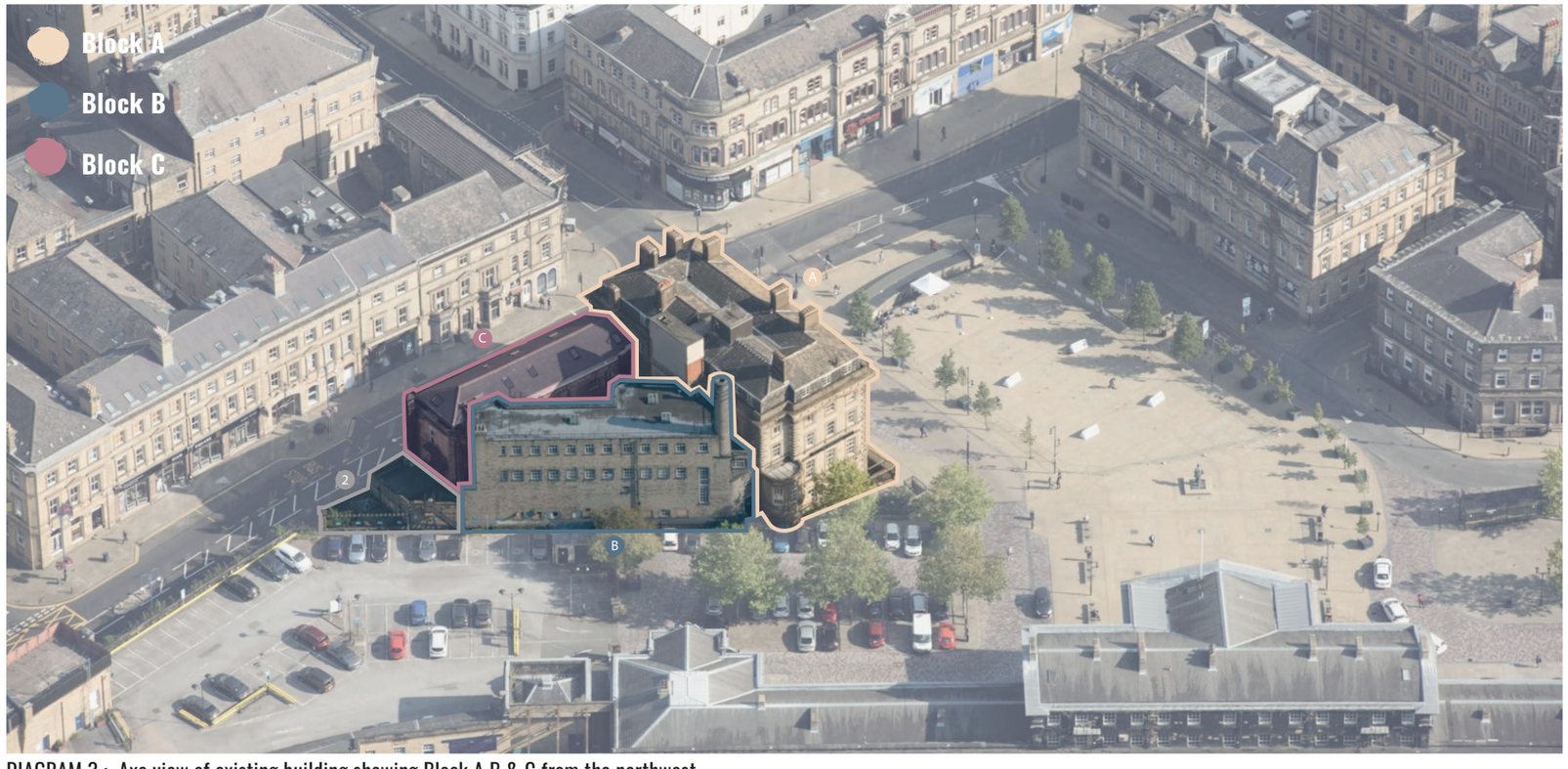


DIAGRAM 3 : Axo view of existing building showing Block A B & C from the northwest

3.3 SITE CONSTRAINTS AND OPPORTUNITIES

The hotel's main entrance is on Railway Street, leading upwards to the train station and car parking areas and is opposite St. George's square which is a pedestrianised area. The site triangulates to the north, to the west is car parking and the east is John William Street. To the west, the mezzanine level in Block B provides secondary access from the car park level. To the east, there are two further secondary points of ingress onto John William Street. There is one further point of access into Block A adjacent to the main entrance located into one of the function areas.

There is a significant level change from east to west especially to the north of the site from the car park, and further level changes from north to south along John William Street. There are railings around Block A to the west to address the level change creating a lightwell to the ground floor.

The George Hotel is Grade II* listed and its surrounding setting of heritage assets are to be taken into consideration as a site constraint. The car park serving the railway station has a one-way route returning to John William Street and provides access to another car park. There are six number trees dividing the parking spaces. The pedestrian movement around the train station and associated vehicular drop off, St. George's square as a public space, King's Head public house, and the areas for pedestrian access around the perimeter of the building, along with the vehicular traffic is a site constraint. There is a single storey substation Immediately adjacent to the Block B on the west facade.

DIAGRAM 4 : Site Analysis, Constraints & Opportunities Diagram

- Significant land change
- metal railing
- Primary entrance / exit
- Secondary entrance / exit
- Existing trees (routed)
- Pedestrian crossing
- Pedestrianised area

A	Huddersfield Railway Station HE ref: 1277385, Grade I Listing
B	Railings to Station Yard HE ref: 1232086, Grade II Listing
C	Huddersfield Water Tower WYHER ref.MWY7473 (Monument)
D	Lion Buildings HE ref: 1134167, Grade II* Listing
E1	64 and 66, John William Street HE ref: 1288959, Grade II Listing
E2	68, John William Street HE ref: 1134168, Grade II Listing
E3	70-78, John William Street HE ref: 1313875, Grade II Listing
F	1 and 3, Northumberland Street HE ref: 1279067, Grade II Listing

01	Existing Sub Station
02	Short stay parking and drop-off
03	Long stay parking
04	Planting/trees (potted) and street furniture
05	Water feature
06	King's Head Public House
07	Bus stop

3.4 TRANSPORT ASSESSMENT

General principles ;

- A review of the existing local transport network has been undertaken for all modes of transport and it has been determined that it is sufficient and that it operates safely at present.

- It has been demonstrated that the public transport provision in the vicinity of the site is excellent and provides many opportunities for travelling to the site by sustainable modes of transport.

- Given the central location of the site there are ample opportunities for staff, hotel guests or visitors to travel on foot or cycle.

- General servicing, refuse collection and deliveries at the hotel will be undertaken via Railway Street and the train station car park on the western boundary of the site. The timings of deliveries refuse collection and any other general servicing will be co-ordinated to be primarily undertaken outside of peak hours.

- Given the constraints of the site, no car or cycle parking is to be provided as part of the development proposals. Although no parking is proposed, there are opportunities for car parking in a number of car parks within a short walk from the site. In regard to cycle parking, those wishing to park cycles will be able to utilise the secure cycle hub within Huddersfield train station which has 54 spaces.

- The Transport Assessment and the accompanying Travel Plan have been prepared in accordance with 2018 BREEAM guidance as the applicant seeks to obtain an 'Excellent' rating. It is considered that the requirements of TRA 01 and TRA 02 of the guidance have been met within this report and in the Travel Plan.

- It has been demonstrated that the proposed development will generate very few car trips, in the order of 10 two-way trips in the morning peak period and 8 two-way trips in the evening peak periods. Due to the proposed development site not providing any on-site car parking the impact of these minimal trips will be distributed across a wide area and therefore would not be noticeable.

- For the very limited car trips, there are multiple car parking locations for these trips to park in the existing town centre car parks.

- It can be concluded that there are no highways reasons to refuse planning permission.

General approach ;

The Transport Statement and the accompanying Travel Plan have been prepared in line with the key principles set out in the Planning Practice Guidance and relevant guidance. A review has been carried out of the relevant national and local transport related policies. The Transport Statement identifies access to the site by all modes, particularly those by sustainable modes, such as foot, cycle and public transport (bus and train). The servicing arrangements for the site have been identified, which will be via Railway Street and the train station car park on the western boundary and states that they will primarily be undertaken outside of peak hours. The peak hour trip generation for the site, by all modes has been determined, which demonstrated that the number of car trips is likely to be minimal.

Due to the proposed development site not providing any on-site car parking the impact of these minimal trips will be distributed across a wide area using the existing car parks identified in the Transport Statement throughout Huddersfield, and therefore would not be noticeable. The Travel Plan includes a number of measures to minimise single occupancy vehicle traffic to and from the site. The objectives of the Travel Plan are to promote the benefits of active modes of travel; and to encourage staff to adopt sustainable modes of travel for most of their journeys to and from the site.

4.0 EXISTING BUILDING

4.1 HISTORIC DEVELOPMENT

The existing information helps demonstrate a building with various stages of historic development. The building has been categorised generally into block(s) A to C. Block A, the main range of the hotel, has four floors and a basement, Block B has three floors and a mezzanine level and a partial basement, Block C has three floors and basement. The ground floor layout connects the three blocks with two further areas, the courtyard, and the kitchen and public toilets.

Block A is the most prominent with key elevations facing St. George's square towards the south, the train station and the junction of John William Street, Railway Street to Northumberland Street. This is referred to as the 1851 Block.

Block B is towards the rear facing the railway station. This is referred to as the 1930's block but had an older block on this location and an additional storey from the 1960's.

Block C is along John William Street. This is referred to as the 1874 block and built as ancillary to Block A.

Block B and C triangulate to the north from the main entrance of Block A. There are further infill sections between the blocks, for example the courtyard formed parts of the 1930's extension.

The building is overall in disrepair or in poor condition which varies across the block(s) and areas, with spaces deemed unsafe and inaccessible. For example, the internal staircase is not fully functional due to excessive dry rot, and Block C has spaces that cannot be entered such as the central former Ballroom at the centre of overall plan. There is currently work being undertaken to address some of the conservation work required to Block A but mostly external repairs.

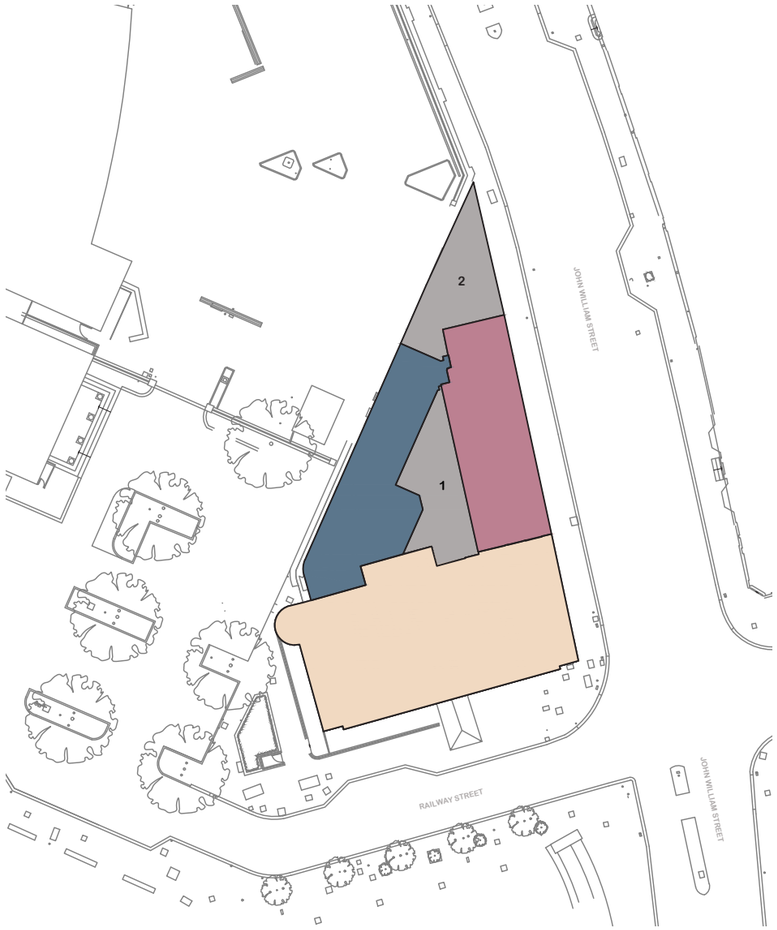
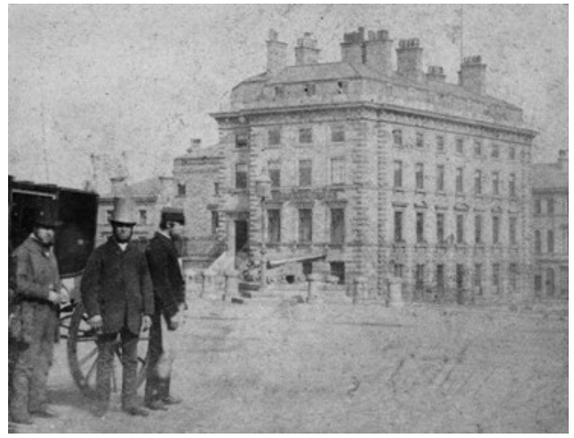


DIAGRAM 5 : Building diagram showing the massing arrangement and associated phasing



HISTORIC IMAGE 1 : Eye level view from the train station facing Block A from the southwest

HISTORIC IMAGE 2 : Street view from John William Street facing Block A from the southeast

HISTORIC IMAGE 3 : Aerial view, 1928

A selection of images that show the building in context either side of the 19th century.

4.2 BUILDING PHOTOGRAPHS

For the benefit of Phase 3 and to record the building up to Phase 2, drone photography was produced prior to the scaffolding of phase 2 and a Matterport digital scanning survey has been undertaken during the conservation works. Specific photographs of the building vary, for example some show the spaces prior to inspection.

PHOTO 1
Ground Floor view of the former Ballroom.

PHOTO 2
Ground Floor view of the entrance space and main staircase.

PHOTO 3
Ground Floor view of the former Bar & Event space

PHOTO 4
Masonry detail 1.

PHOTO 5
Basement view of circulation.

PHOTO 6
GF view of existing Bar.

PHOTO 7
GF view of main staircase.

PHOTO 8
FF view of Commercial Room.

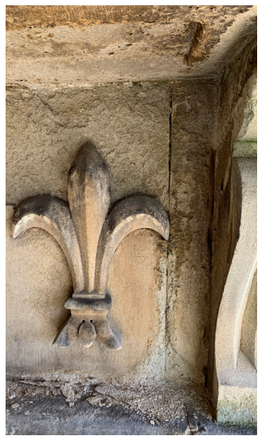


PHOTO 9
Masonry detail 2.

PHOTO 10
External view from John William Street from the southeast.

PHOTO 11
Drone view facing Block A from the south.

PHOTO 12
External view from the train station from the southwest.

PHOTO SELECTION 1 : A selection of photos of the existing building, internal and external, to show the existing condition.

5.0 DESIGN PROPOSALS

5.1 KEY PRINCIPLES

- Efficient utilisation of the whole of the existing footprint of the site
- Sensitive refurbishment and upgrade of the retained elements to the best possible standards and quality
- Introduction of new elements of the building which make reference to the historical context of the site, whilst honestly expressing that they are a modern, quality addition
- Form and massing of the new extension appropriate to its location in the urban environment
- Provision of a level of accommodation which will be both viable and attractive to a prestigious hotel operator
- Accommodation of additional facilities to attract external use of the building for conferences and wedding functions
- Improvement of access throughout the building
- Retention of the main Heritage asset as feasible
- Statutory and regulatory compliance
- Sustainable consideration wherever possible in both the choice of materials, construction and servicing methodology

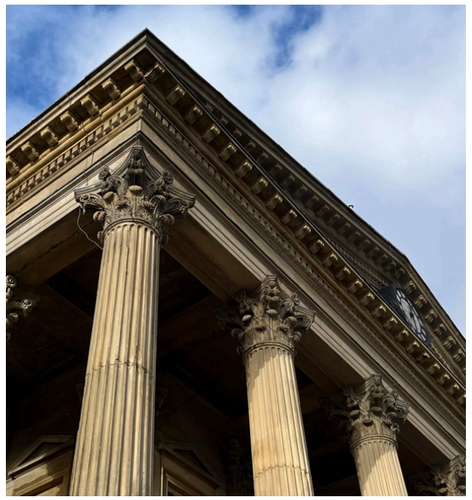
5.2 HERITAGE STATEMENT

As the building is included on the National Heritage List for England at Grade II*, Helen Walker RIBA CA has worked with the architects to advise on the likely impact of the proposed designs and to assist with the development of a sympathetic scheme which achieves a balance between the need to protect the significance of the heritage asset with the need to secure a long - term, viable future for this historically important Hotel.

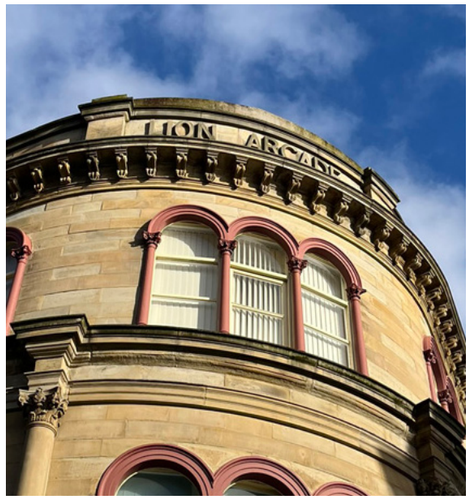
The Heritage Statement has been prepared in accordance with the requirement under paragraph 194 of the NPPF which requires the applicant to provide an impartial assessment of significance of the heritage assets in order to understand the potential impact of the proposals and provide advice on mitigation to reduce the impact.

The document has also been prepared in accordance with the Historic England Advice Note 12 (HEAG279) “Statements of Heritage Significance: Analysing Significance in Heritage Assets” and Historic England’s “Conservation Principles Policies and Guidance for the sustainable management for the historic environment”.

SKETCH VIEW 1 : View in context across St. George’s Square facing the new proposal from the southwest









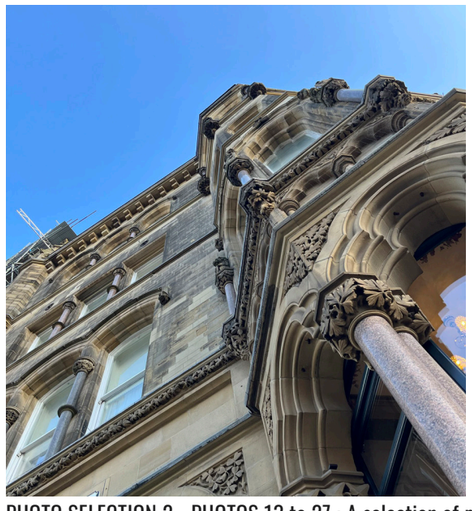



PHOTO SELECTION 2 - PHOTOS 13 to 27 : A selection of photos from within the conservation area to show details of the site context.

← LEEDS

MANCHESTER →

1 John Smith's Stadium
2 Gasworks
3 Viaducts & Supermarket
4 Water Tower
5 The George Hotel
6 Train Station & St.George's Square
7 Huddersfield Parish Church of St.Peter's
8 Huddersfield Town Centre
9 The Estate's Building
10 Large Brick Warehouse in Goods Yard
11 Tower in northwest corner of railway yard
12 Fitzwilliam Car Park

DIAGRAM 6 : Site context view from near Fitzwilliam Street facing the site from outside of the conservation area facing west.

5.3 DESIGN DEVELOPMENT

Stage 2

The initial brief was to convert the existing 60 bed hotel into a 90+ bedroom hotel in order to create a Hotel which would be viable for the current market. Following the assessment of significance undertaken by the heritage team it was ascertained that Block B dated to the 1930's and the 1960's and did not contribute to the heritage significance of the building and as such had the most capacity for change. Block A was the most significant and had the least capacity for change and Block C had moderate capacity for change due to the amount of internal and external alterations that have historically been undertaken.

As Block A had the least capacity for change, this would be adapted to create further ancillary accommodation at ground and basement lead by the historic planform, with hotel rooms at first and above.

It was initially proposed that the most efficient was to demolish Block B and rebuild.. This takes into consideration any potential harm of the heritage assets. This would allow the provision of hotel rooms from ground floor upwards (due to the existing levels rising around block B resulting in no natural light at ground floor) with ancillary accommodation at ground and basement levels.

In order to get closer to the 90+ bedrooms required for a viable hotel offering, Block C underwent a number of design options. The first option to be considered was raise the existing roof to create additional bedrooms at third floor level. This resulted in a scheme with 79 rooms which did not meet the brief. A further option was investigated which removed the roof of Block C completely with the addition of an extra floor creating an additional 6 rooms increasing the total to 85. Again, short of the target figure.

Following discussions with Queensberry, the scheme evolved to include a light well adjacent to the retaining wall on the west elevation allowing the creation of 5 additional rooms at ground floor level and the amalgamation of some rooms within the original hotel Block A which increased the total to 92. Following discussions with various interested operators, 92 rooms was deemed to be an acceptable number with an absolute minimum of 90. The ancillary accommodation for the ground and basement levels was then refined to meet the requirements of any prospective operator.

CONCEPT IMAGE 3 : Design visual from John William Street facing Block A.

CONCEPT IMAGE 4 : Design visual from John William Street from the north.

CONCEPT IMAGE 2A : Initial concept visual from John William Street for sketch option A

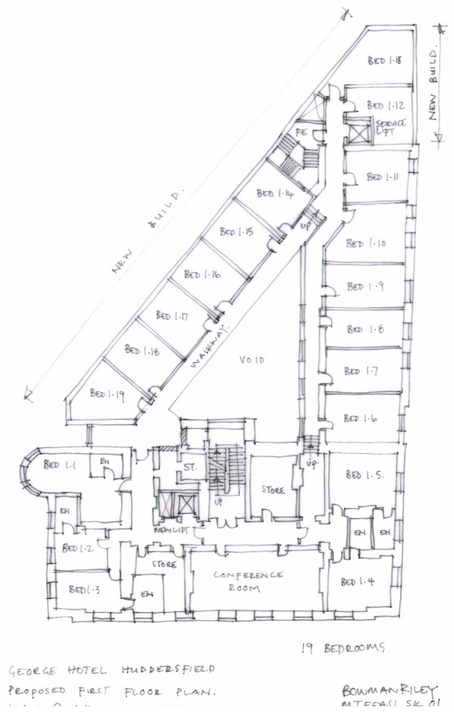
CONCEPT IMAGE 2B : Initial concept visual from John William Street for sketch option B

CONCEPT IMAGE 1A : Initial concept elevation for sketch option A

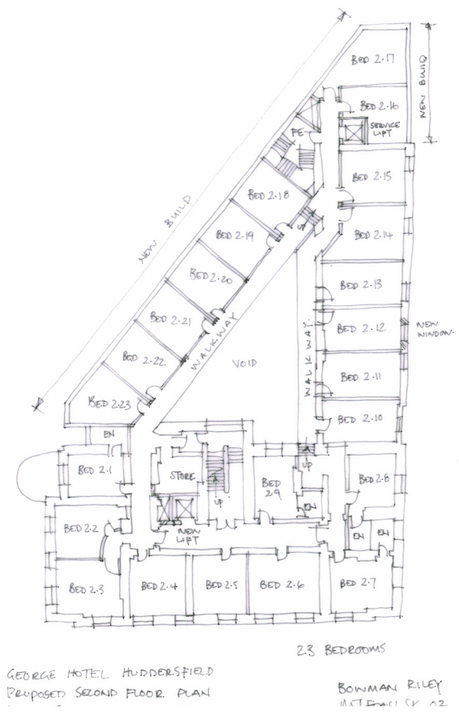
CONCEPT IMAGE 1B : Initial concept elevation for sketch option B

Stage 3:

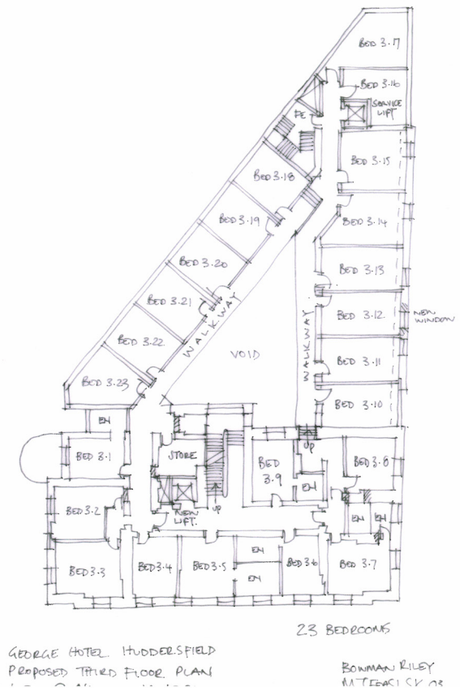
Bowman Riley were formally appointed by Kirklees Council to lead the design team in June 2022 as a result of a formal tender process. The Stage 2 designs for the new hotel had been based on historical information prepared by a third party, and it became obvious from our site visits that the building had not been accurately surveyed. In order to enable more accurate designs to be developed, a full topographical and measured building survey was undertaken. Upon receipt of the measured building survey, the designs were further developed.



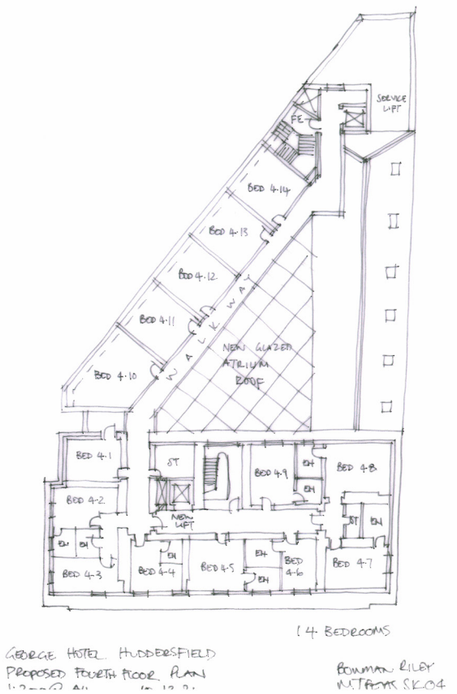
LAYOUT 1 : Initial concept layout for the proposed First Floor



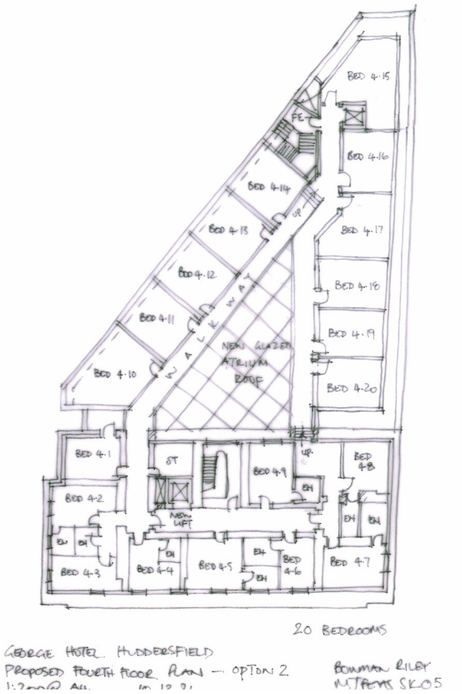
LAYOUT 2 : Initial concept layout for the proposed Second Floor



LAYOUT 3 : Initial concept layout for the proposed Third Floor



LAYOUT 4 : Initial concept layout for the proposed Fourth Floor Option 1



LAYOUT 5 : Initial concept layout for the proposed Fourth Floor Option 2

The main difference between the pre and post survey schemes is that the apex of the site is slightly more constrained than initially thought. The solution has been to revise the arrangement of the central atrium and the floor layouts have been updated. Following input from the MEP, fire and acoustic engineers, the design was developed to incorporate M and E risers, rationalisation of the bedrooms to accommodate continuous vertical bathroom risers, rationalisation of escape stairs and fire exits, re-introduction of a service lift.

It also became apparent from the revised survey information that the existing floor to ceiling heights in the basement would be insufficient for the function suite accommodation required in that location. Other locations were looked at as alternatives however these were ruled out due to lack of size and inadequate ventilation. This led us to the current proposal of lowering the basement floor level by approximately 1m in order to create the necessary ceiling height. In the process of reviewing the layouts in conjunction with the survey information it became apparent that the existing window locations, internal walls and the rear and northern external walls of Block C were constraining some of the rooms such that the sizes were falling below the required minimum of 20sqm.

In order to achieve the target room numbers, different options were investigated including the addition of an extra floor to blocks B and C. However, due to the basement height issues, retention of both the internal and external walls would have resulted in full scale underpinning of not only walls but, (due to extensive alterations undertaken in the 1930's) concrete pad foundations to existing steelwork which was deemed impractical. Following discussions with the Structural Engineer and numerous intrusive investigations into the building, it became apparent that there were some significant structural issues with the first and second floors of Block C (see structural engineers report for further details). As a result the external walls have been retained and the internal walls removed.

The above compromises have been reviewed against the retention of the historic fabric options and the conclusion we have arrived at is that they are required to be implemented in order to achieve a commercially viable hotel which in turn allows the continuation of the optimum viable use of the building which is a strong contributing factor to the significance of this Grade II* listed building.

5.4 DESIGN CONSTRAINTS FOR BLOCK C

- Requirement for minimum 20 sqm room size

- Requirement for service risers to stack vertically floor to floor throughout the building. Investigated various options for locations for risers. Inside rooms require existing walls to be removed for full access. Within wall location ruled out as existing steel beams at GF ceiling level prevent continuous vertical drop.

- Ducts could be located outside the block C foot print however this would require the new corridor walkway pushing further out into the atrium space. This has a knock on effect requiring a new access point into Block A through bedrooms 106, 206, 306, located on the north elevation east of Block A. Doing so, would reduce the room sizes by approximately 3 sqm bringing it below the minimum space requirement therefore the total number of rooms would reduce below the viability target of 90.

- Retaining the existing 'internal' exterior wall to block C would require a minimum of 80% of the wall to be removed to allow for the insertion of new door openings, corridors, service risers etc therefore there would be little of the existing wall left after all the structural alterations hence the proposal to completely remove.

- In addition, given the structural instability of the existing first and second floors, new floors and steel structural would be required to be inserted into the building with the loss of even more existing structure throughout all levels of the building including new foundations in the basement.

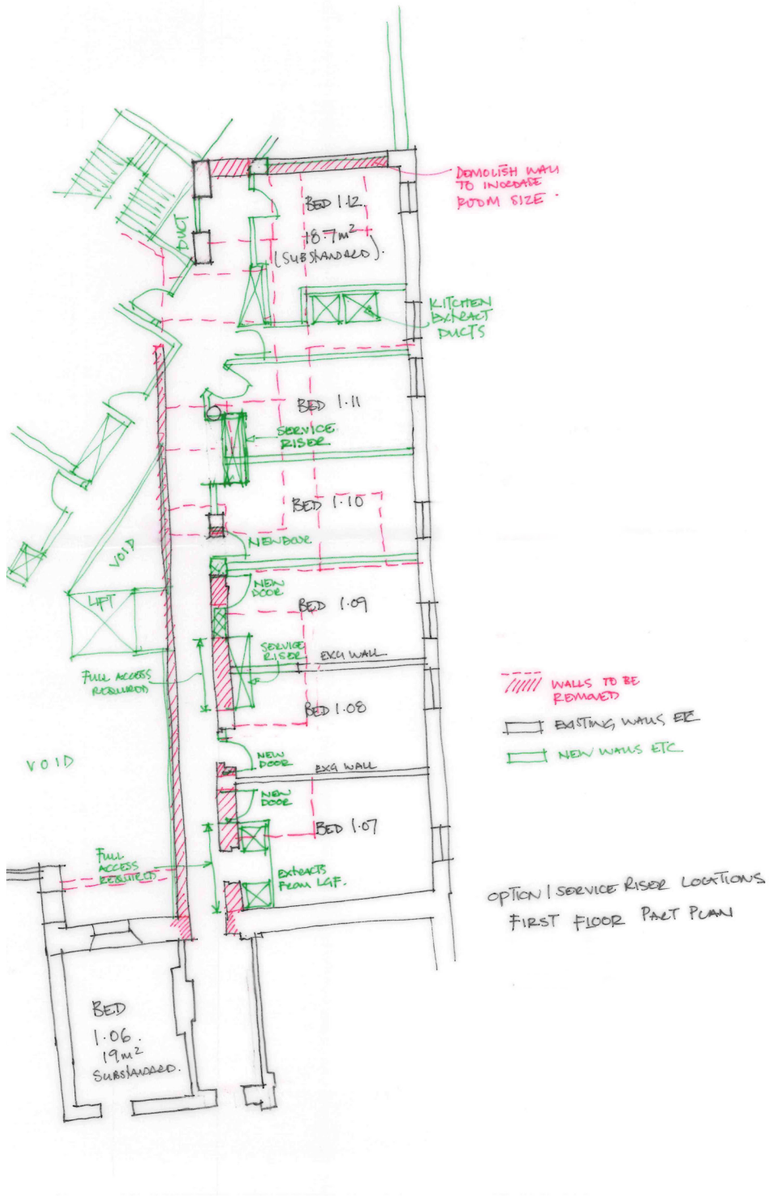
- Extensive amounts of the 'internal' external wall of block C have already been removed at first floor historically to facilitate historical adaptations of the hotel leaving little of the historic fabric in tact.

- Internal wall positions for new walls between bedrooms restricted by existing window positions on John William Street Facade

- Restricted headroom in the basement requires floor lowering by 1m + to ensure that it can be used as function room space with adequate floor to ceiling height and ceiling void space for ventilation services etc.

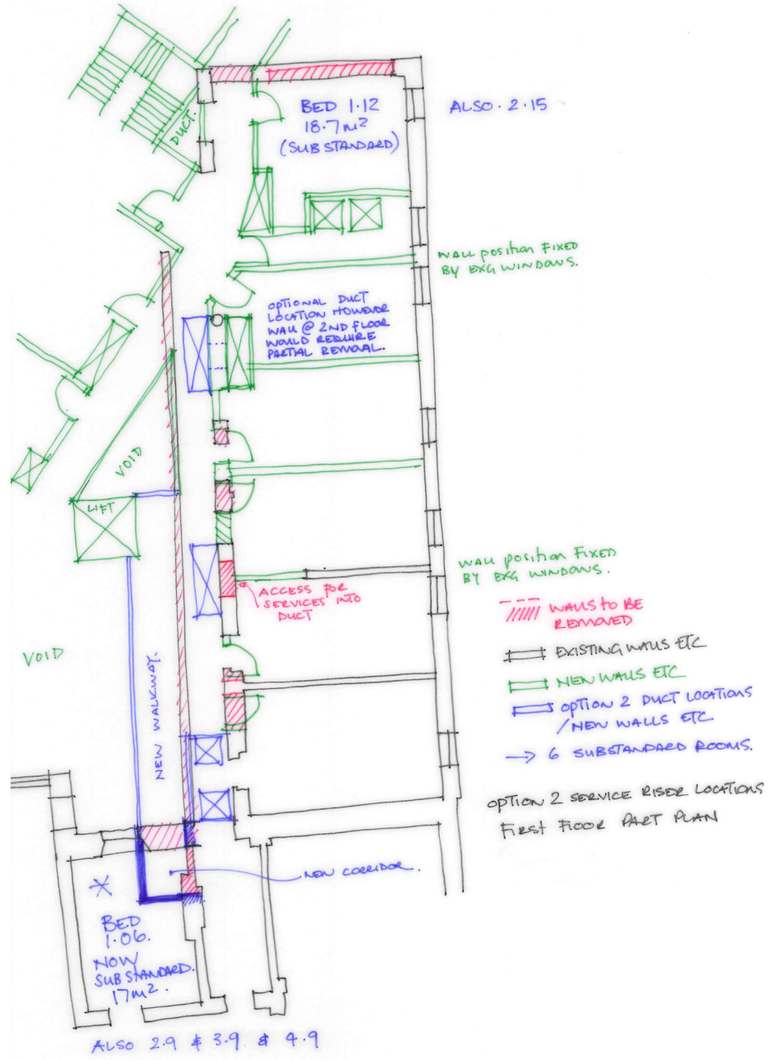
- Current basement is sub divided by internal load bearing cross and flanking walls and columns that would require removing in order to use the space as an open plan function room. The additional structural alterations including underpinning to all the existing external walls and columns would be financially not viable. In addition the physicality of getting machinery into the basement to undertake the underpinning works and also postbox method of under pinning the walls would make the work financially not viable.

- Retention of end wall of Block C restricts the sizes of the rooms in the apex of the new extension bringing them below minimum size requirement.



LAYOUT 6 : Option 1 First Floor Layout

LAYOUT 7 : Option 1 Second Floor Layout



LAYOUT 8 : Option 2 Second Floor Layout - alternative locations for risers

5.5 USE & AMOUNT

The existing building was previously in use as a hotel its total GIFA was 4309 m2. Historical use of the site is detailed in the Heritage Report.

The new proposal will also be used as a hotel , the combination of the retained heritage element Block A and the new extension will produce a building with a total GIFA of 5064 m2

The submitted proposal includes:

- 91 bedrooms minimum c.20m2
- 100 cover Banqueting Suite at Basement Level with serving kitchen
- Gym/ Fitness Suite at Basement Level
- 70 cover Restaurant and Bar at Ground Floor Level with serving kitchen
- 30 person Conference Room at Ground Floor Level
- 24 person Conference Room at First Floor Level
- Back of house and staff facilities at all levels

Refer to Bowman Riley drawings P204 – P210 for layout plans of each level.

DRAWING EXTRACT 1 : Basement level of Block A showing existing use.

DRAWING EXTRACT 2 : Proposed Basement level of Block A showing proposed use.

5.6 DEMOLITION & ALTERATIONS

Key Principles

- Remove inappropriate, low-quality, and modern interventions as a priority.
- Aim for alterations to high value areas of existing building fabric are done as a last resort.
- Design towards building nibs and down-stands are retained to allow appreciation of historic plan form.
- All areas due to be demolished/altered are photographed and recorded prior to commencement. (and deposited in the HER)
- All openings to be made good using plaster to match existing building (i.e., lime plaster).
- Where possible, all new openings to be modern but sympathetic in appearance –i.e., the openings will be designed to match the historic door openings in size and proportion but will have clean lines rather than replicating historic architrave details making them identifiable as a later alteration.
- Skirting details to return along the opening and to be matched to existing if applicable.

General Approach

All areas identified for demolition or alterations have been carefully thought through to limit the harm to the significance of the heritage asset. Any walls to be removed in their entirety are decided either detrimental or neutral. The historic building appraisal including the phasing plans and significance plans have been used to guide the proposals, in particular where the historic corridors in Block A have been brought back into use..

The approach to the design of the scheme has been an assumption for retention where possible of significant built fabric and removal of detrimental built fabric in the first instance. The brief from the client has been used as a guide, which has been adapted to suit the heritage constraints of the existing buildings. Any areas of major interventions have been reviewed as part of an on-going and iterative process and validation for these interventions has been sought from all parties and advice sought on the way forward. If the impact has been deemed to be too harmful to the significance of the heritage asset, the approach has been reviewed in order to explore other options or has been dismissed.

Partial Demolition to Form Structural Openings in Block A

Where possible our initial approach has been to limit areas of demolition to elements of the building which have been previously altered or new additions such as the partitions forming the previous en-suites. The historic corridor layout has been restored, as have the original bedroom layouts, particularly from Second to Fourth floor level.

Where this is not possible, the next level of alterations is to elements of the building fabric that may have been historically altered such as historic openings which have been previously infilled. Cracks at the head of these partition walls offer additional evidence that these walls were inserted, as well as the historic building plans which show these areas open.

Where openings are to be formed within existing built fabric that has been previously unaltered these openings will be finished in a modern and minimalist style with plain plastered reveals in material to match the existing wall. They have been designed to complement the proportions of the existing features in the rooms and will match the adjacent historic door openings in terms of height. In this way we ensure that, although the openings are legible as modern alterations, they are subservient to the existing historic details within the spaces and respect their scale and proportions.

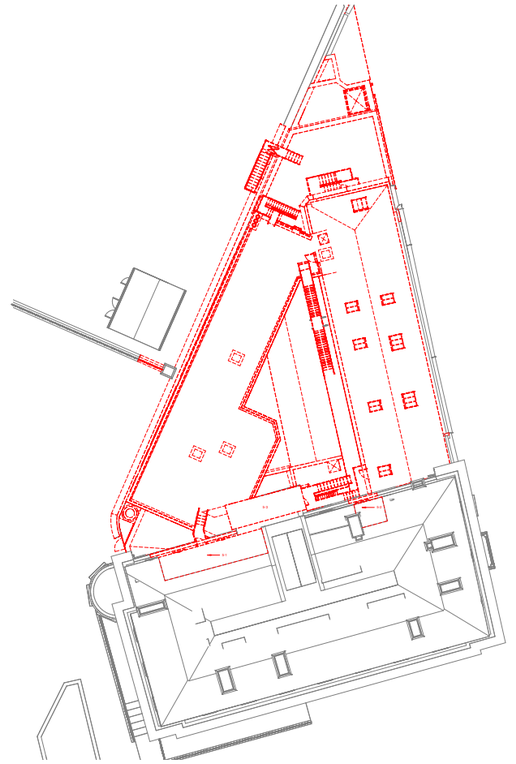
Demolition of Adjoining Built Fabric

Any significant demolition of historic fabric has been avoided wherever possible and is undertaken as a last resort once all other options have been discounted. For example, having carried out opening up works into Block B, it came apparent that there was none of the historic 1970's structure remaining and the building dated from the 1930's & 1960's and was a simple brick structure with no significant features.

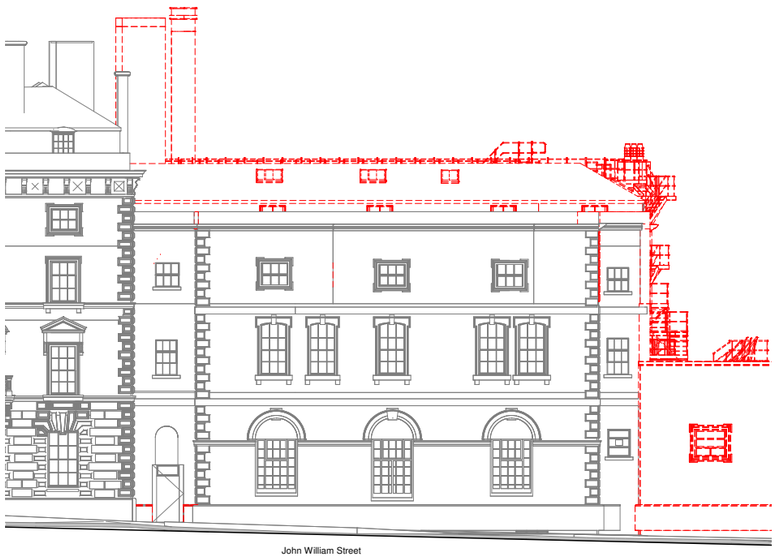
Structural assessment of Block C (which dates to the late 19th century) found that the both the internal layout of the building and the wall facing into the courtyard had been significantly altered. These alterations had left the building with a number of structural issues including the suspension of the Frist and Second Floors from modern steel trusses located in the existing roof void. An assessment of significance has indicated that blocks B and C had greatest capacity to accept change in a way that will cause the least harm to significance.

Both blocks contain a mixture of neutral & detrimental 20th century interventions and mid to late 19th century-built fabric deemed to be of medium significance which has historically been subject to significant alterations. The process of assessment for the purposes of design development has been fully documented in the appended Heritage Impact Assessment and Options Appraisal.

Demolition of unlisted structures that abut listed elements will be taken down with a view to the unlisted material being sacrificial and the historic fabric to be retained and repaired.



DRAWING EXTRACT 3 : Roof level layout showing high level overview of proposed demolition for each Block.



DRAWING EXTRACT 4 : John William Street elevation showing extent of proposed demolition for Block C.

5.7 SCALE & MASSING

Block A of the existing building has six storeys, five of which are visible above ground from the southeast and dissipates to four storeys towards the west as the ground slopes. Level 04, the top storey, is set back and utilises a mansard roof. This is retained in the proposal, Block A and the existing relationship of scale and massing for Block B & C has been considered in the proposal.

The existing façade on John William Street will remain as three storeys albeit an amendment of the previous levels to match with Block A. The existing roof is to be removed and an additional two storeys of accommodation is proposed. Each new level will set back from the façade, stepping back in consideration of the visibility from ground level and in acknowledgement of the historic elements.

The new proposal for block B and C will be consistent at this level to manage the scale and relationship to Block A. How each upper level is set back is relatively consistent along the east and west elevations, the massing at the conjunction of Block B & C where the external fabric converges has been considered in its material and appearance.

The atrium and covered canopy are a key node referencing the existing space between Block A to C. On the west elevation, the service core and lift does extend to accommodate the required functions. The new massing of Block B and C does link into the existing Block A roofscape across the rear elevation. The connection between the new Block B and Block A has been set back to differentiate and express the massing, a note back to the historic development of Block B.

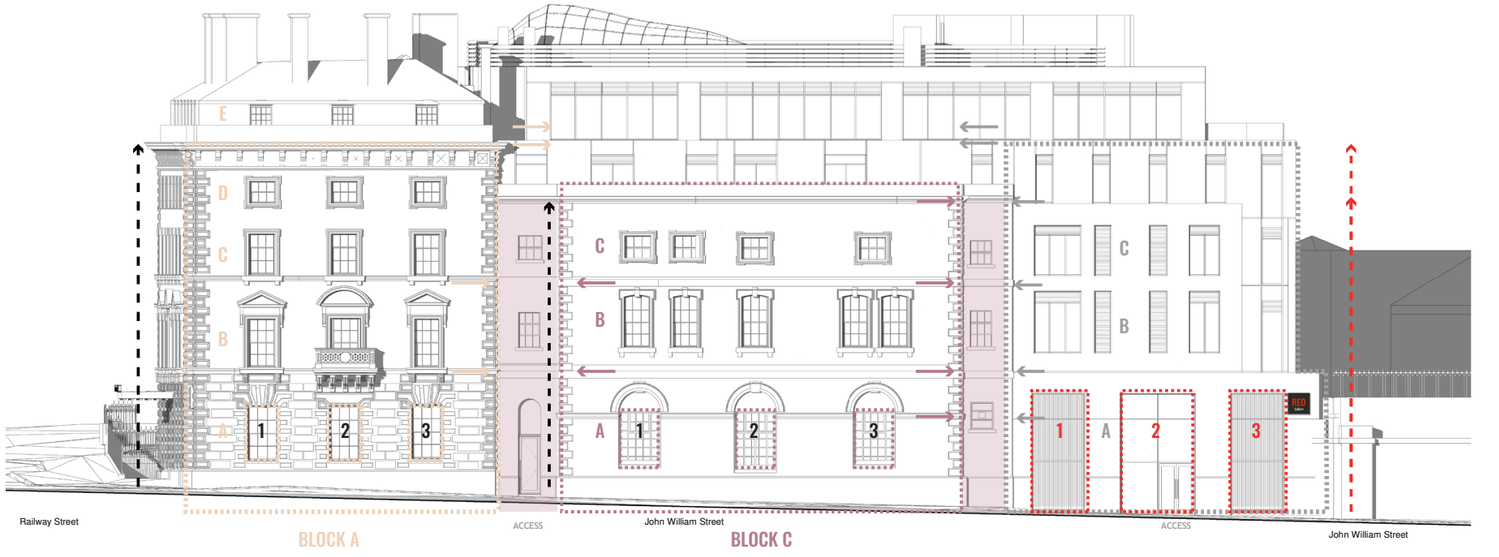


DIAGRAM 7 : John William Street elevation showing the relationship of the existing architecture and proposed design.

Block A massing proportions
Block A architectural horizontal feature lines
A to E Block A Ascending window aperture
1 to 3 Block A Existing Window order
Block A massing heights

Block C massing proportions
Block C architectural horizontal feature lines
A to E Block C Ascending window aperture

Proposed massing proportions
Proposed architectural horizontal feature lines
A to E Proposed Ascending window aperture
1 to 3 Proposed Existing Window order
Proposed massing heights

DIAGRAM 8 : West elevation facing from the railway station showing the relationship of the existing architecture and proposed design.

BLOCK A

1. John William Street
2. Northumberland Street
3. Railway Street
4. St.George's Square
5. Huddersfield Train Station
6. Main Entrance to Hotel

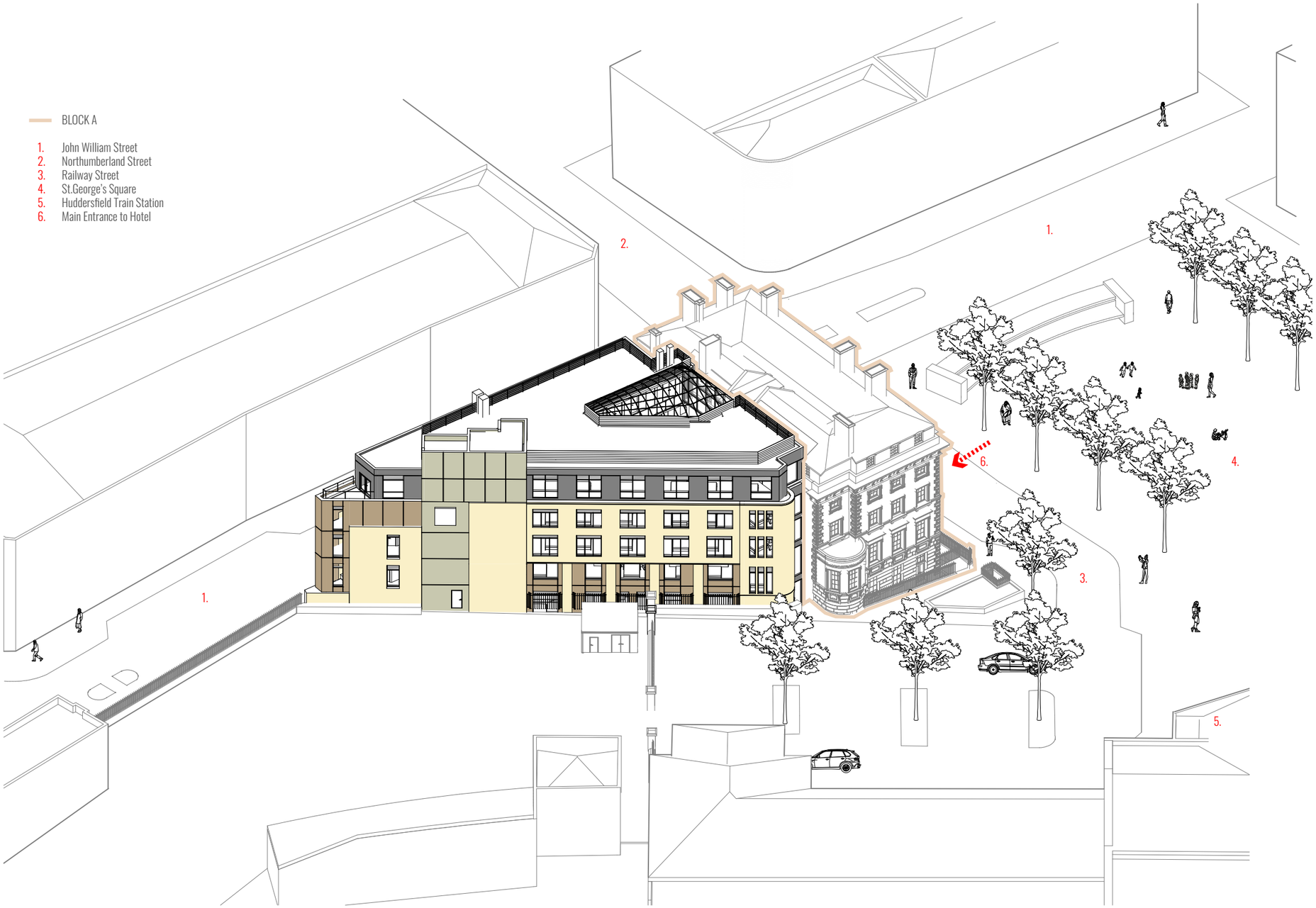


DIAGRAM 9 : Aerial view from the north west showing the proposed design.

5.8 APPEARANCE

The external appearance of the historic components is currently undergoing conservation works during Phase 2. The improvements include roof, masonry and window repair and replacement. The external façade of block A has distinctive stonework details and window reveals, with ascending proportions and hierarchy, a common trope for the period.

The proposal addresses the leading nature of Block A as an important heritage asset, the level change from east to west, and the relationship with other buildings on John William Street as Block B & C converge.

The proposal uses level lines and parapet heights from Block A and the existing façade of Block C as references to inform new design. This is referenced either with a change or line of material, window reveal or variation in the massing.

The proposal similarly alters the language on the west elevation acknowledging the level change and given the proportion of new massing in relationship to the existing gable of Block A. This is achieved by establishing an architectural order by way of a repeated bay and set back lightwell, a curved wall to react with the existing later bay window and pay homage to Block B's pre-1930's architecture no longer visible.

The pivot between Block B and C at the northern point of the site utilises a chamfered corner, a common language of the site context such as the Empire Building opposite. The appearance of this pivot and how it sits within its context is enabled more so in the materiality and order of fenestration, the upper corner of the building in this area differing and made more frequent.

VISUAL 1 : External view of John William Street from the north showing the proposal in context.

VISUAL 2 : External view of John William Street from the south showing the main entrance and proposal in context.

5.9 MATERIALITY

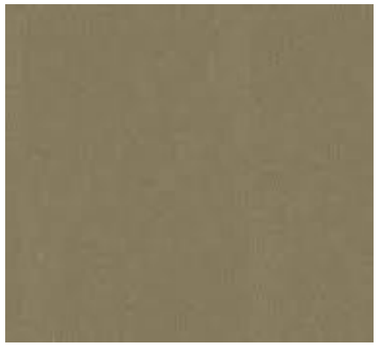
The proposal considers both the materials of the existing building's retained historic elements and the buildings site context. In addition to this, there is a general approach where the proposed design is still understood as new development whilst maintaining a sympathetic relationship with the existing architecture.

The new materials include stone face cladding to complement the existing stonework, the introduction of a new feature materials which is used to highlight any separation in massing and add tactility at low level, a metal cladding system in a warmer colour used to lift the corner between Block B & C as a subservient material to the stonework, and a metal cladding system in a darker colour at high level to blend with the existing slate roof of Block A. Windows, doors and curtain walling elements use dark colour frames, louvres and blanking panels to contrast with the existing sash windows.

DRAWNG EXTRACT 5 : John William Street elevation view showing the materials

PHOTO 28 - METAL CLADDING EXAMPLE

SAMPLE 1 - METAL CLADDING COLOUR 1



SAMPLE 2 - METAL CLADDING COLOUR 2

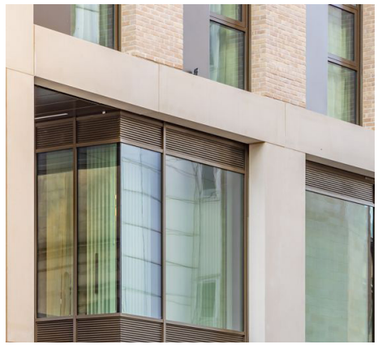
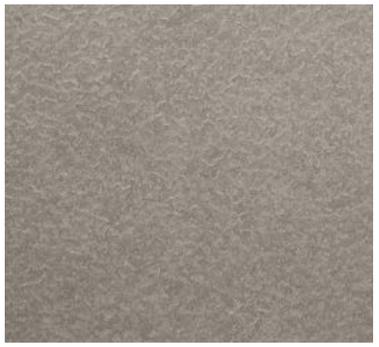


PHOTO 29 - CURTAIN WALLING EXAMPLE

SAMPLE 3 - STONE CLADDING 1

SAMPLE 4 - STONE CLADDING 2

SAMPLE 5 - FEATURE MATERIAL 1



SAMPLE 6 - FEATURE MATERIAL 2

SAMPLE COLLECTION 1 : A selction of samples for an overview of materiality

VISUAL 3 : External view of the proposal from the west showing the proposal in context.

5.10 ACCESS

Public Access

The hotel reception is accessed via the main entrance leading off Railway Street, this has level access from the pavement approach. Passing through the foyer via automatic opening doors the visitor will be greeted at reception. A dual level reception counter design will allow for use by all. Block A of the hotel (the retained heritage asset) will be served by a new 12 person accessible guest lift (PL1) utilising the existing shaft, this will also serve as an evacuation lift for the fire strategy. PL1 will give vertical access to all levels within block A.

A secondary access from street level to the bar area will be maintained as existing- this again will be level access. Level access is maintained throughout the remainder of the public areas at ground floor level, including into the new atrium extension.
The new extension to the rear of Block A comprising Blocks B&C allows level access from Block A at Ground Floor , Level 3 and Level 4.

Where the existing façade to Block C is retained and window cill heights are fixed, it has been necessary to position the new floor within the extension accordingly, resulting in the introduction of stepped access between new and old at Levels 1 and 2. These two levels can, however be accessed by means of the new scenic glazed lift (PL2) which has been introduced within the atrium area and gives access from Ground floor to all levels.

Accessible Bedrooms

A number of bedrooms have been identified as fully accessible, these are located in both the new and existing sections of the building, to allow a variety of available experience for the user.

Accessible WC Facilities

Basement: Ground and First floor levels include an accessible WC facilities, to service the public function facilities at each of these levels.

Service Access

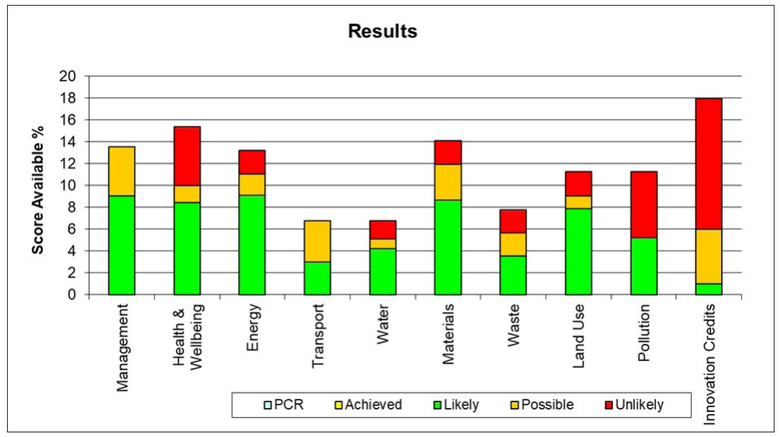
This will be primarily from the Network Rail Car Park entrance to the building here, a service lift (GL3) will allow vertical access to all levels. A loading area has been allocated in George Square with a service access route leading from this along the side of the building to the service access door.

Fire Tender Access

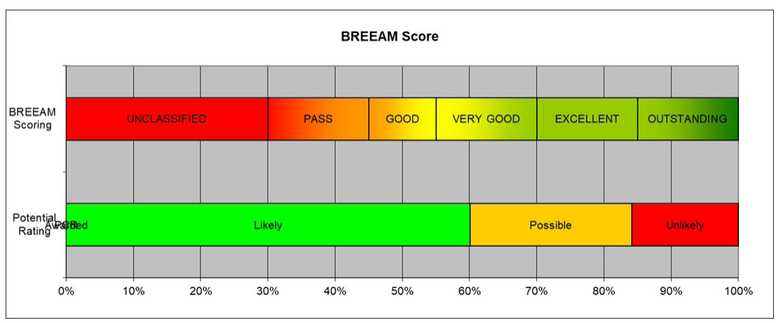
Fire service access to the dry riser at the northern end of the building will utilise the allocated loading bay in George Square and service access route alongside the building.

5.11 SUSTAINABILITY

The project is aiming to achieve a minimum rating of 'Very Good' for BREEAM, the project has been registered with BRE and bespoke assessment criteria established. A preassessment workshop has been carried out by the Design team to review all of the issues and identify targets. The results have formed the strategy to achieve a very good rating. The chart below shows how the targeted credits are spread across the various criteria and where there may be opportunities to further the score.



The below shows how the project is currently on target to achieve a Very Good rating , with a margin of 5%, and the potential to score even higher.



During the design process the Design Team have utilised a Sustainability Dialogue Tool to identify key areas where attention can be focused with both the new building works and refurbishment of the existing heritage asset. This is an enabling tool which will be reviewed at both design and construction stages. A copy of the initial report can be found in the appendix.

5.12 SAFETY & SECURITY

The approach to security has been to define the areas considered to be accessible by the public at an early stage. This then enabled the design team to ensure that the perception of public and private is achieved through good design rather than solely relying on wayfinding solutions.

Security measures for the building have been prepared in conjunction with the 'Designing Out Crime' officer from the West Yorkshire Police and coordinated with the hotel operator's requirements. Building characteristics, site constraints and heritage aspects have been carefully assessed whilst integrating the measures that are likely to be implemented.

The proposal will include an amalgamation of traditional measures, such as providing adequately lit and monitored areas around the building and compliance with Building Regulations, introduction of access control and monitoring systems such as BMS, intercom and electronic key access locks and provision of panic buttons in key areas around the building.

Public

Any area of the building where a member of the public can access without being a guest e.g.:

- The Ground Floor
- The Basement
- The First Floor conference room

These areas are accessed via the main entrance which will have a manned reception desk during opening hours with routes to the facilities associated with these spaces clearly identified and separated from the Back of House and Guest only areas via a secure line beyond which the public will not be able to gain access.

Staff Only

Areas of the building where access to guests is controlled by the staff and is fully restricted e.g.:

- Staff Offices
- Kitchens
- Stores
- Security etc.

These areas will be access via an electronic key fob/card which is clearly identifiable from the communal fob to be used by the guests.

The below list summarised agreed measures with the relevant parties:

- Lighting to be provided around all entrances/access points with automatic switches. Lighting location can not affect recording quality.
- All doors to have a locking hardware of the appropriate type and standard, including electronic RFID locks for all rooms as required by the Operator
- All doors and windows to be compliant with the approved Document, Part Q
- All fire exit doors to be compliant with the Approved Document, Part B, including panic bars and door closers
- Plant room to be locked shut to avoid unauthorised access.
- Windows located on the ground floor in new build blocks to include laminated glass; upper floor windows located below 900mm from FFL to have additional balustrades in new build blocks
- CCTV cameras to be located in key areas around all building entrances and internal public areas; all recordings to be stored over a 3-month period
- Key building areas (entrance, corridors, BOH areas) to have access control measures in place (electronic key access) with the exclusion of general access areas required by 3rd parties (utility rooms etc), which will have standard key locks.
- The reception desk to have a panic button and intruder alarm fitted
- Building to be equipped with a full Building Management System
- Telephone handset to be provided around lift lobby on each floor
- Bin store is to be located within a building and to be locked to avoid unauthorised access to prevent bins being used for climbing.
- New build blocks to have non-combustible cladding systems proposed.

5.13 SIGNAGE

ALL SIGNAGE SHOWN ARE INDICATIVE LOCATIONS ONLY AND SUBJECT TO CHANGE.
A SEPARATE APPLICATION WILL BE MADE FOR ADVERTISING CONSENT.

The proposal highlights various locations for signage to identify the hotel's new operator's brand and act as wayfinding for guests and visitors. The proposal aims to respect both the context and contribution of the building as a heritage asset in this setting.

For Block A, the new signage is located on the front elevation facing St. George's Square with new flanking square light boxes at either side furthest from the main entrance. The new canopy, with its downward array of lighting, has the title &/or branding for the hotel to indicate the entrance above across the face. All signage on Block A is scaled to suit the overall elevation.

For new Block B & C, facing east towards the train station is a large sign at high level, which is positioned on a new wall element. There is a further deliveries signage on this façade. Facing west on John William Street, is a similar light box to those on the Block A front façade.

DRAWING EXTRACT 7 : South elevation from St. George's Street to show the locations of the new signage.

ıtion A Proposed

DRAWING EXTRACT 8 : East elevation from the train station showing the high level sigange and the deliveries singage.

Wayfinding

Key Principles

- Wayfinding to be clear and appropriate for the end user with entrances clearly defined
- Clear definition between public and private areas
- Installation of wayfinding solution is fixed to new build elements of the construction where possible
- Where this is not possible wayfinding to be fixed to pattresses
- Use of free-standing wayfinding solutions to be incorporated where appropriate

General Approach

The main objective for the signage at The George Hotel is to be clear, concise, and easy to interpret for both regular users and visitors. The design of the signage needs to consider how familiar the user is with their surroundings, and from what distance it is designed to be seen. General approach to wayfinding will be via a hierarchical system of signs located at key touch points both externally and internally.

Naming standards to allow easy navigation to the right area of the building are essential to provide a sense of direction to visitors and building users. The design of the signage will be in accordance with Raddison Red brand guidelines and will be appropriate for the hierarchy and the location of the touchpoint. This system is designed to give the visitor an increased level of confidence in terms of their whereabouts within the development.

SIGNAGE IMAGE 1 : View of the main entrance to show new double doors and overhead canopy with lighting.

SIGNAGE IMAGE 2 : Radisson RED logo for reference only.

SIGNAGE IMAGE 3 : Example of Radisson RED hihg level signage.

5.14 LIGHTING

Lighting strategy for social spaces

Key Points:

- Social spaces lighting is based on accent lighting primarily with minimal downlights.
- Downlights used to ensure a minimum lux level is achieved and for key circulation points
- Circuiting and switching to offer maximum flexibility, with different scene settings.
- Accent lighting used to illuminate key features within the interior such as heritage
- accents, headboard details, feature raft lighting, window treatments etc.
- The lighting is used to enhance the interior but not detract with over lit spaces.

Overview:

The interior lighting similar to the interior design is based on the occupier's brand standard, the lighting is designed to minimise penetrations into any existing ceilings with fixings to be fixed to suspended rafts rather than the fabric of the building where possible. The decorative accent lighting is carefully located through a mixture of concealed and exposed feature LED tape details, wall lights and feature pendants. Offering visitors maximum flexibility and scene setting through the circuiting and switching components to ensuring different moods can be achieved throughout the day.

Lighting strategy for bedrooms

Key Points:

- Bedroom lighting is based on accent lighting primarily with minimal downlights.
- Downlights used for entry points and bathroom lighting within newly formed ceilings wherever possible.
- Circuiting and switching to offer maximum flexibility, with different scene settings.
- Accent lighting used to illuminate key features within the interior such as heritage accents, headboard details, feature raft lighting, window treatments etc.
- The lighting is used to enhance the interior but not detract with over lit spaces.

Overview:

The interior lighting similar to the interior design is based on the occupier's brand standard, the lighting is designed to minimise penetrations into any existing ceilings with the minimal downlights proposed to be housed within the new ceiling void. The decorative accent lighting is carefully located through a mixture of concealed LED tape details, wall lights, feature headboard pendants, bathroom vanity pendants, halo lit mirrors and lamps on 5amp circuits. Offering visitors maximum flexibility and scene setting through the circuiting and switching components to ensure only required lighting is on if needed.

Lighting strategy for bedrooms

Lighting strategy for the building externally

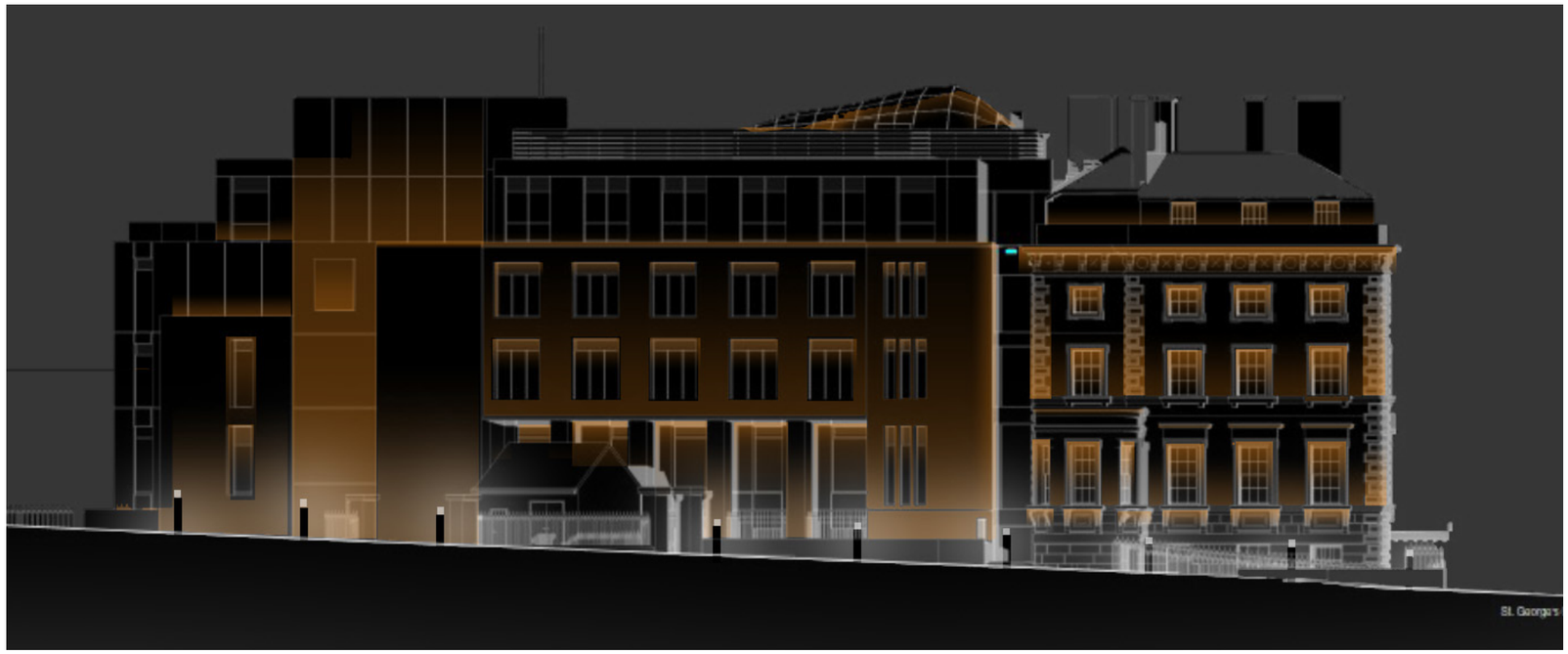
Key principles:

- Light fittings to be discrete and where possible hidden from ground level
- Light fittings to be linear uplights
- Lighting to highlight features on historic building
- New build lighting to be more of a gentle wash with signage and windows highlighted
- External pavement lamps to provides street level lighting
- All lighting to be long life LED lamps

Indicative lighting scheme shown below. Purpose is to highlight key features of the existing building using discrete external linear fittings located on ledges and within window reveals. The ashlars were designed to be the backdrop to the architectural features such as the quoins, window surrounds and cornice details, as such the lighting will highlight these key features.

All lighting to be colour change LED to allow the celebration of various event within the square such as Remembrance Sunday or St Patricks Day. These would be programmable with the lighting as shown for the majority of the year.

Light fittings will be long life LED lamps to avoid the need for maintenance, manufacturer and final lighting scheme to be agreed with contractor.



LIGHTING VISUAL 1 : West elevation showing indicative external lighting strategy

5.15 INTERIORS

New Build interventions within historic fabric

Key Principles

- Limit damage to historic building fabric where possible
- Interventions to be reversible
- Interventions to respect existing building mechanics and pathology
- Ensure any new build elements are clearly modern
- Existing historic building features to be retained and exposed within the current scheme where possible

Interior Alterations

The design strategy for new build interventions is to create a bold, striking, and sophisticated interior scheme that represents the Radisson Red brand. The interior design will enhance the interior spaces uncovering some of the original features that have been masked over the years.

The layers of history and heritage will be showcased as evidence of how the building has evolved over its life. Natural light will be improved by lifting modern ceilings to fully reveal the existing windows in their entirety.

A detailed and expansive internal lighting scheme will create an exciting environment for guests to explore and enjoy. The design will have an element of separation between the original hotel building and the modern extension. This will be reflected in a change in materials and interior design.

The bedrooms have been designed to retain decorative elements such as the cornicing, picture rails and skirtings where possible. These are fixed using battens and fillet pieces for new fitted furniture to ensure that no damage is caused to the decorative interior architectural elements, while including new lighting details and rafts to illuminate the decorative cornicing details and ensure they are highlighted within the scheme not hidden away.

Modern additions and servicing have been carefully considered to not detract from the buildings heritage, and overall ambiance.

In general, the approach to the design of The George Hotel has prioritised reinvigorating an existing hotel and bringing new life back into the local area and city whilst appreciating and understanding the heritage of the building and ensuring that these two principles are intertwined throughout the process. Utilising historical plans and as well as the occupiers brand standards to create an amalgamation of spaces that work cohesively to provide an exciting new offering to the existing area

INTERIORS IMAGE 1 : Ground Floor internal view of the library.

INTERIORS IMAGE 2 : Ground Floor internal view of the main entrance lobby.

INTERIORS IMAGE 3 : Ground Floor internal view of the Reception.

ALL VISUALS ARE INDICATIVE ONLY, FINAL FINISHES SCHEME, FURNITURE AND DECOR IS SUBJECT TO CHANGE.

Walls

Internal walls to hotel bedrooms will be lightweight stud partitions scribed around existing cornice and skirting details.

Walls to bathrooms and en-suites will be strengthened partitions able to take an imposed load of up to 1.5kN/m2 to enable the installation of support grab rails, seats, and other adaptations.

Repairs to the building

Key Principles

All repairs to historic built fabric to be like for like where possible
Where the repair would be inappropriate on grounds of health and safety (i.e., lead paint) an alternative to be used with similar properties to ensure no long-term damage to building fabric
Any areas of repair to be undertaken will be recorded prior to work commencing
Significant investment as part of the proposals now will provide the long-term maintenance of these buildings for generations to come

General Approach

As part of the works we will be undertaking a full programme of repairs to the existing buildings and a maintenance strategy will be developed moving forward. As the majority of the building will be occupied it will be much easier to monitor and identify issues as they are raised by owners.

Due to the nature of the accommodation on site, the buildings will be occupied 24 hours a day by Hotel staff reducing the risk of security issues.

The Hotel Operator will be responsible for maintaining and repairing all elements of the building once they have taken occupation of the site. This will ensure that a robust planned preventative maintenance regime will be in place for the site as a whole with one single point of responsibility.

INTERIORS IMAGE 4 : First Floor internal view of the Conference Room.

INTERIORS IMAGE 5 : Ground Floor internal view of the Bar leading into the Reception.

INTERIORS IMAGE 6 : Generic internal view of a Bedroom in Block A.

ALL VISUALS ARE INDICATIVE ONLY, FINAL FINISHES SCHEME, FURNITURE AND DECOR IS SUBJECT TO CHANGE.

5.16 STRUCTURE

Structure

The information below provides a summary of the structural proposals for block A, B and C for the George Hotel. This includes information on the primary structural elements including the primary superstructure, substructure, and lateral stability system to be adopted.

Block A proposals

The architectural proposals look to largely retain block A with a limited number of structural interventions. The section below describes the key interventions from a structural perspective, which include:

- Removal of load bearing walls
- Penetrations through existing walls
- Replacement of timber floors to accommodate new hotel floor loads (new loads as a result of acoustic floor and wall requirements to meet modern hotel standards)

Removal of Load Bearing Walls

In certain locations within block A, the existing load bearing masonry structure which provides support to the floor, is to be removed. At these locations it is proposed that new structural support will be provided in the form of structural steelwork bearing onto the existing masonry either side of any required openings.

Penetrations through Existing Walls

Smaller, localised penetrations are to be addressed through structural lintels (precast concrete, number to suit the width of the walls). Such examples may be to facilitate opening for new windows, MEP penetrations and connections to the new structure in block B & C.

Timber floor replacement

A large percentage of the existing timber floors have been assessed as inadequate to withstand the revised floor loads. As a result, it is proposed to replace all existing suspended timber floors. The proposed construction will be traditional timber joists, with a resilient bars style acoustic build-up to meet the occupiers' specifications. Support details for the new timber joists will generally be comprised of a timber wall plate resin fixed to the face of the existing masonry which in turn supports the joists via proprietary metal hangers. In some localised areas, once full existing details are exposed on site, it may be possible to re-use some existing pockets in the existing masonry wall to support the proposed joists. If the later is to be adopted, joists may be notched at their ends to accommodate varying masonry pocket and timber joist sizes.

Lateral Stability

The stability to block A is provided by the load bearing masonry walls. There will be no change to the lateral load path in the proposed case following the works.

Block B & C proposals

Introduction

The existing blocks B and C are to be demolished in their entirety except for the listed façade along John William Street. A façade retention scheme will be designed to retain and conserve this façade in the temporary case whilst the new steel frame is constructed internally to offer it lateral restraint in the permanent case. The temporary façade retention system is likely to comprise of a series of external steel frames which will clamp to the façade through the existing window fenestrations.

Proposed Superstructure

The proposed primary superstructure for blocks B and C comprises of traditional down stand steel beams with a composite RC slab on permanent steel deck. The steel grid is typically 6m x 7m. Secondary beams span the long direction and are typically at approximately 3m centres. Typically, both the secondary beams and primary beams are 350mm deep although some localised sections are deeper to suit loadings and spans. The composite deck is 140mm thick with a normal weight concrete slab cast in-situ.

Proposed Substructure and basement reduction

To enable the basement level to be reduced across the footprint of the site (circa 1.2 metres for blocks B and C), whilst maintaining the integrity of the existing retaining walls around the perimeter, it is envisaged that a reinforced concrete liner wall will be constructed. As part of this work, mass concrete underpinning works will also be completed to the existing retaining walls to the perimeter.

A ground investigation is currently ongoing which will allow foundation details to be confirmed. At present we have assumed that this will show that, at basement level, the building will be supported on a raft foundation with local thickenings at column locations. To the perimeter walls, columns are to be directly sat on the new proposed RC liner retaining walls on dedicated in-situ concrete piers.

Interface details with existing building (Block A)

The new build structure for Blocks B, C and atrium will be designed as independent structures in relation to Block A. This will enable the existing and new build structures to move independently of each other and will ensure that no vertical loading is transferred from the proposed new structures onto the existing building. Secondary details such as roofing and cladding will be detailed to accommodate the differential movements.

Lateral Stability

Lateral stability is addressed through diaphragm action of the composite floor slabs and the provision of vertical braced bays providing stability against wind loads. These would primarily be located around stair cores and wall partitions to coordinate with the architectural proposals

Appendices

Land contamination assessment

A Phase 1 contaminated land desk study has been prepared and this accompanies the application. This report concluded that no significant sources of contaminative former uses of the site have been identified. The report noted that there was a low to moderate risk of ground gas on the site. The assessment recommended that a phase 2 investigation that currently being undertaken and will include contamination testing to further quantify the risks associated with contamination. The phase 2 works will also include ground gas monitoring.

Coal Mining Assessment

A Coal Mining (CON29M) assessment has been obtained and this is included in the Phase 1 contaminated land desk study which accompanies this application. This has indicated that there is a potential risk due to past underground coal mining on the site. A Phase II ground investigation is planed which includes deep boreholes to allow further assessment of the risk associated with past coal mining on the site.

5.17 FIRE

Key Principles

The details within this section 5.15 outline the preliminary fire strategy principles pertaining to the site and its setting for the George Hotel to satisfy the functional requirements of the Building Regulations. It will be necessary to agree with Building Control on all matters that deviate from the guidance documents. The fire engineering strategy will be evolving as the design is refined, although the key aspects are expected to be as the content of this section.

Fire Safety Objectives

The George Hotel's primary aim will be to specify and design out safety risk to prevent incidents occurring in the first place. If safety risk cannot be eradicated, it will be mitigated as far as reasonably practicable.

The following objectives have been identified for fire engineering on this project:

- The protection of life of staff, the public, and members of the fire and rescue service and other emergency services
- The protection of historically important building interior and exterior;
- The protection of the hotel business; and
- The protection of the environment.

To address these objectives the design, construction, and operation of the George Hotel is to consider the following fire safety principles:

- Fire Prevention - to identify the potential sources of a fire and reduce the risk of a fire occurring;
- Fire Mitigation - to provide adequate means of escape and to reduce the risk of damage caused by a fire by containing, controlling and suppressing a fire;
- Fire Management – to develop procedures for access, egress, maintenance activities, staff training and emergency planning; and
- Fire Fighting – to consider the risk posed to fire fighters and provide adequate facilities

Site Location

The George Hotel is 1 mile from Huddersfield Fire Station which has approximately 48 operational firefighters and is located on Outcote Bank Road, Huddersfield, HD1 2JT. An existing fire hydrant is located 40m from the proposed dry riser inlet which is adjacent to the proposed location of the building's premises information box (PIB) and RVP signage. The PIB will contain fire safety plans of George Hotel and clearly identify any relevant information that may be necessary in consultation with the fire and rescue service.

Fire Fighting Access

Vehicle access is provided around the majority of the perimeter of the site. Vehicle hardstands will be located within 18 m (and in sight of) the dry riser inlets. Hardstands are to be in accordance with the requirements within BS 9999 which are considered to be satisfactory due to the roadway construction being proposed. Access and proximity to street hydrants will achieve compliance with BS 9990.

The vehicle access routes around the building are designed to accommodate pump appliances in accordance with Approved Document B Table 20 and BS 9999 Table 20:

- Minimum width of road – 3.7m
- Minimum width of access gate – 3.1m
- Minimum carrying capacity – 12.5 tonnes
- Minimum clear height – 3.7m

Fire Fighting Facilities

Due to the building height and the depth of the basement levels, it is not required or proposed to have a fire fighting lift within the building. Dry risers serving every level of the hotel will be located within all escape stairs/lobbies. A 1.0 m^2 openable vent will be provided at the top of each escape stair to assist with fire fighter operations. Both escape stairs will be provide with protected access corridors at every level.

Facade

In accordance with BS 9999, external walls of the building shall adequately resist the spread of fire over the walls and from one building to another. Detailed external fire spread calculations will be undertaken as part for the design. The externals walls will be limited combustibility, and insulation and filler materials used in the construction of the external wall should be class A2-s1, d0 or better as per BS EN 13501-1.

Roof

The roof of the building shall adequately resist the spread of fire over the roof and from one building to another, and have BROOF(t4) classification in accordance with BS EN 13101-5.

5.18 MEP

The information below provides a summary of the MEP proposals for block A, B and C for the George Hotel. This includes information on the primary building services systems within the building.

Electrical

- The electrical services will be designed with items of plant and equipment arranged to allow adequate access for maintenance, removal, and replacement.
- Any equipment located in ceiling voids will be located to avoid access from the public or front of house (FOH) areas or located to minimise access requirements.

ELECTRICAL SUPPLY

- A high-level maximum demand assessment has been carried out, giving an estimated maximum demand of 850kVA, this includes 20% spare capacity,
- The building is currently served by a 400V three-phase LV power supply, owned and operated by Northern Powergrid. It is proposed that this supply will be removed since it has insufficient capacity for the electrical demands now required in the building.
- In order to accommodate the new equipment and electrically powered mechanical plant, a new upgraded supply will be provided to meet the max demand above. It is envisaged the new supply will terminate into a new service unit within the building, this has been initially located in the basement LV switch-room.
- A main LV Switchboard will be provided in the main Electrical Room located in the basement level of Block A, with cables and busbar systems installed to distribute low voltage electrical power, safely, and reliably, around the building starting with the cables connecting the main LV switchboard and finishing at the output terminals of all distribution boards or mechanical services panels.

From the main LV switchboard, sub mains distribution will be installed to the following:

- MCCB section boards.
- MCB distribution boards.
- Kitchen Panel boards (Basement and Ground Floor)
- Mechanical control panels and plant.
- Lifts.
- XLPE/SWA/LSFZH sub-mains cables emanating from the main LV Switchboard to electrical risers and to supply distribution boards, fixed equipment, etc
- Within MEP risers, busbars will be installed for vertical distribution of power.
- Fire rated sub mains distribution cables will be installed to life safety systems, plant and equipment including the following:
- Fire alarm control panel.
- Emergency voice communication system.
- Public address voice alarm system.

EMERGENCY POWER

- Emergency power for life-safety, emergency and critical systems will be required for the building, and to provide a secondary power supply for the evacuation lift and smoke extract fan for the atrium space. It is proposed the standby generator will be located on the roof with a fuel filler point located at ground floor level.
- Two separate uninterruptable power supply (UPS) will be installed, one in the basement Communications Room and one in the basement LV Electrical Room.

METERING

- Metering will be provided throughout the hotel as required by Building Regulations, BREEAM and CIBSE recommendations.
- All metering will be connected to centralised monitoring system within the building to maintain a record of all energy usage.

FINAL CIRCUIT WIRING

- Final circuit MCB Distribution Boards (DB's) to serve lighting and small power requirement will be provided at each riser and floor level and will incorporate sub-meters for both small power and lighting loads.
- Final circuit wiring shall generally comprise of copper conductor LSZH twin & earth cables installed in basket and conduit.
- Final circuit wiring in plant rooms shall comprise of copper conductor LSZH single core cables installed in galvanised steel trunking and conduits.
- Arc Fault Detection Devices (AFDDs) will be installed on all final circuits in the Bedrooms in accordance with BS7671.

CABLE CONTAINMENT

- A comprehensive cable containment installation including ladder, tray, basket and trunking/conduit will be provided for all systems. Segregation will be maintained between wiring systems in accordance with relevant standards.
- The primary horizontal routes will be installed above suspended metal ceiling rafts within the circulation spaces. Containment will be exposed in areas with no ceiling finishes, e.g. plant rooms.
- The primary vertical routes will be installed within services risers.
- Containment systems will be sized to cater for the initial design requirements and 20% spare capacity to allow for future cable installation.

LIGHTING

ARCHITECTURAL LIGHTING AND CONTROL

- The lighting design for all front of house (FOH) guest and public areas, lift lobbies, circulation corridors and guest rooms will be designed in conjunction with the project architect and interior designers.

LIGHTING DESIGN CRITERIA

- The Hotel will be provided with energy efficient lighting to ensure the internal lighting solution provides a good safe, comfortable, balanced and interesting visual environment, which provides the required lighting levels in all areas. The general lighting will utilise intelligent but simple automatic lighting controls for effective and cost-effective operation.
- The internal lighting will be designed in accordance with illumination guidelines within BSEN 12464-1, SLL Code for Internal Lighting and CIBSE guides
- In order to meet Part L2A of the Building Regulations, all luminaires will be LED.
- Illumination will generally be provided to energy efficient light sources where possible in accordance with part L of the Building Regulations.

BACK OF HOUSE LIGHTING

- The selection of luminaires will be suitable for the proposed mounting environment and be compatible with the ceiling finishes. The lighting design will take cognisance of areas with computer use and be designed to align with CIBSE guidance.
-
- Lighting control of BOH, non-public areas will generally be by local switches, however presence detection will be provided in transient spaces, with absence detection provided in Offices. Where appropriate PIR, timeclock and time scheduling via the central system will be provided in alignment with the client's requirements and Part L of the Building Regulations.

EMERGENCY LIGHTING

- An emergency lighting system will be provided throughout the new Hotel. Emergency Lighting will generally comprise of dedicated LED emergency fittings, provided separate from the general lighting, operating in non-maintained mode, with either self-contained battery packs, or linked to a central battery system wired in 'enhanced' grade fire rated cable.
- Emergency luminaires will be located to illuminate Escape routes; Plant rooms; External exits, etc. to enable occupants to safely evacuate the building in the event of an electrical supply failure.
- Batteries for the emergency lighting system will be rated for a full-rated output of 3 hours duration.
- Final exits will be provided with self-contained maintained exit luminaires complete with running man pictograms with appropriate direction arrow in accordance with the Fire officer requirements. Each final exit will be provided with an external building mounted maintained bulkhead luminaire.
- Emergency luminaires will also be located to clearly identify hazards, fire-fighting equipment (extinguishers, fire alarm break glass units etc), and to indicate changes of direction/level and draw attention to intersections.
- In addition, any hazardous environments or processes will be provided with emergency lighting at an enhanced lux level, to enable the operator to safely shut-down the process before evacuation. This will include areas e.g. Kitchen.
- A centralised intelligent self-test system will be provided to monitor the state and condition of the emergency lighting system

SMALL POWER INSTALLATION

- Socket outlets, fused connection units, switches, outlets etc will be provided and located for general purpose use or for specific equipment and to safely support the activities of the particular rooms.
- Floor boxes will be provided in Conference, Meeting and Banqueting Rooms.
- Small power accessories will be selected to suit the mounting environment, mounted at the correct height for their intended purpose and in compliance with Building Regulations Part M.

FIRE DETECTION, ALARM AND VOICE EVACUATION SYSTEM

A fully automatic analogue addressable fire alarm and voice evacuation system will be provided. The system will be designed in accordance with BS 5839-1.

- The main fire alarm control panel will be located at or adjacent to the reception desk.
- The fire alarm system will comprise of the following:
- Analogue addressable fire alarm panel located adjacent to the reception desk / fire service response entries with battery backup to provide 72 hours of autonomous operation.
- Interfaces to isolate items of mechanical plant and fire damper panels.
- Interfaces to disabled refuge systems, access-controlled doors, lifts and lighting controls.
- Manual call points / sounders and optical smoke & heat-detectors.
- Fire detection in the Atrium spaces will be provided by the installation of an air-aspiration system.
- Internal strobes for the auditory impaired.
- Alarm link to an off-site monitoring station.
- All cabling will be RED sheathed and BASEC approved fire rated with soft-skin 'standard' and 'enhanced' cable, contained, supported and clipped in full compliance with BS5839;
- Void detection and remote indication will be provided.

PUBLIC ADDRESS VOICE EVACUATION SYSTEM

- The voice evacuation system will be installed in all guestroom corridors and public /guest areas and be capable of broadcasting different messages and accept inputs priority order.

EMERGENCY VOICE COMMUNICATIONS

- An emergency voice communications system will be provided, in compliance with BS 5389-9, to allow fire fighters to communicate with one another and with others responsible for evacuating the building including communication and evacuation of disabled persons in emergency situations.
- The system design will support the fire engineered solution, the operator's fire management plan and the requirements of the Fire Service. The master control station will be at the reception desk and the outstations provided adjacent to the disabled refuges located on all levels within the escape stairs.

SECURITY SYSTEMS

- The security systems proposals are to be reviewed to align with the building operator's security management strategy.

INTRUDER ALARM SYSTEM

- An intruder alarm system will be provided to ensure the safety and security of the guests and their personal belongings during their stay in the hotel. The intruder alarm system will be developed to align with the risk assessment and risk management strategy determined by discussion with the hotel operator.
- The intruder alarm system (IAS) will comply with the requirements of BS EN 50131 and PD6662. To minimise the likelihood of false alarms the IAS will be capable of providing alarm confirmation technology generating and transmitting unconfirmed and confirmed alarm signals to the alarm receiving centre (ARC).

CLOSED CIRCUIT TELEVISION SYSTEM

A CCTV system will be provided for 24-hour surveillance of external areas and front of house and back of house areas and generally cover:

- Building Elevations
- Guest Entrances
- Reception
- Service entrances
- Baggage stores
- Guest corridors
- Lift cars
- Main Communication and Electrical Rooms

ACCESS CONTROL

- A stand-alone door locking system will be provided to control and monitor the access and egress of staff and guests throughout the hotel.

STAFF ENTRY SYSTEM

- Access controls will be provided to the staff entry door from the service yard/ car park to regulate the access of staff personnel into the building.

GUEST SYSTEMS

GUEST MANAGEMENT SYSTEM

- The hotel operators guest management system will operate via the IT/Data & Wi-Fi network throughout the building.
- The main equipment will be located in the basement comms room with sub-cabinets located at each floor level in a dedicated communication riser. The head end equipment will be located at the reception desk. It is anticipated that 4 data outlets will be required per bedroom with a reasonable allowance for landlords areas.

TV SYSTEM

- A fully networked distribution system of digital television channels, video movies, video games, teletext, hotel messages and interactive system features to outlets located throughout the building will be provided.

AUDIO VISUAL SYSTEMS

- An audio-visual facility to the public spaces accommodating business meetings, exhibitions, conferences and private functions including the associated pre-function areas will be provided.

IT/DATA

- A flexible data cabling system will be provided to deliver a hard-wired solution with a wireless overlay to data and telecoms equipment throughout the building.
- The main equipment will be located in the Communications Room. System wiring will be carried out in Cat 6a (Cca) UTP cables. Remote patch panels will be provided to limit the cable lengths to 90 metres. Backbone cabling infrastructure will be carried out using fibre optic cables.
- Wi-Fi coverage will be provided throughout the building
- For Offices the data outlets will be provided by a combination of RJ45 outlets either within floor boxes or dado-mounted trunking systems.
- RJ45 outlets and dedicated UTP cables will also be provided for the following services:
- Wireless Access Points (Power over ethernet)
- Display Screens and wayfinding signage
- Audio Visual Equipment
- Security Cameras (Power over ethernet)
- Access Control
- Printers and Multi-function Devices
- Metering Outstation
- BMS Outstations
- Dedicated phone lines will be provided for the following services:
- Lifts
- Disabled Refuge Alarms
- Reception Foyer

EARTHING AND BONDING

- The earthing and bonding installation will be carried out in compliance with BS 7430 and BS 7671.

LIGHTNING PROTECTION SYSTEM

- A lightning protection system complying with the requirements of BS EN 62305 will be provided. A risk analysis calculation to determine the probability of a lightning strike will be carried out to determine the level of risk and the grade of system.

5.12.2 INTERNAL ENVIRONMENTAL SYSTEMS

5.12.2.1 GUEST AREAS

- Guestrooms, offices, public areas will be heated and cooled using a VRF installation.
- Condensers located at roof level.
- Allows simultaneous heating & cooling.
- Areas controlled independently, on a room-by-room basis.
- Majority of units will be concealed fan coil type, located locally in voids, with supply and return air via ceiling mounted diffusers/grilles.
- Guest bedrooms will be heated and cooled using fan coils type indoor units located in a bulkhead above the entrance lobby of each bedroom.
- Larger and irregular shaped rooms may require multiple units to adequately condition spaces.
- Control will be on an area-by-area basis, with temperature sensors allowing modulation of the heating.
- Guest rooms will be linked to the hotel VIN card system to allow set back modes.

5.12.2.2 SERVER ROOM COOLING

- A dedicated cooling system will be provided to the server room.
- Condensers will be located at roof level, and in an N+1 arrangement, with an automatic change-over facility to ensure constant operation.

5.12.2.3 VENTILATION

- Dedicated air handling systems will be selected to serve the various areas of the hotel giving due regard to their function, occupancy, hours of operation and ventilation requirements to provide sufficient fresh air. Variable speed drives will be provided to all fans. The following ventilation systems are proposed:

5.12.2.3.1 GENERAL AREAS (WC'S, RECEPTION, CONFERENCE ROOMS)

- A fresh air system will serve the general areas. The air handling unit will be full fresh air and exhaust with no recirculation, incorporating heat recovery, refrigerant based heating/frost coils, attenuators, motorised dampers and filtration.
- Air will be supplied at a constant volume.
- Heating and cooling will be provided by local VRF fan coil units, where applicable.
- Motorised control dampers and fan speed control will be provided to WC areas, allowing WC's to be ventilated 24/7, without unnecessarily ventilating other areas.
- Air handling units will be located on the roof deck.

5.12.2.3.2 KITCHEN EXTRACT SYSTEM

- A dedicated extract system will serve the Kitchen and adjoining ancillary areas.
- Extract ventilation will be achieved via dedicated exhaust ducts from the kitchen canopies and general areas.
- The entire installation is to be in accordance with DW 172.
- Kitchen extract ductwork to be fire rated if fire compartment lines are crossed and will rise to the extract fan, located on the roof deck.
- Access is to be provided at each floor for maintenance and cleaning. The design of the kitchen extract systems will be determined by the usage, layout and equipment used in the kitchen, this is information is required form the kitchen/catering specialist early in the next design stage.
- It is anticipated that the canopies will be provided with a fire suppression system.

5.12.2.3.3 RESTAURANT / KITCHEN SUPPLY

- Supply air to the restaurant and kitchen will be provided by a dedicated air handling unit located on the roof deck.
- This system will provide supply air at a slightly lower volume than the kitchen extract system with air being supplied to the restaurant based on occupancy and the balance of air being supplied to the kitchen.
- Air from the restaurant will be drawn into the kitchen via the serving counter or transfer grilles with the kitchen maintained at a negative pressure regime to its surrounding areas to avoid smells infiltrating other areas of the hotel.
- The Air Handling Unit will be full fresh air, including refrigerant based heating / frost coils, attenuators, motorised dampers and filtration.
- The AHU will be sized and selected to meet the zone fresh air requirements. Heating and Cooling will be provided via local fan coil units to minimise the ventilation load, with tempered fresh air supplied to the space for ventilation purposes only.

5.12.2.3.4 GUEST BEDROOMS & CORRIDOR

- There is a split strategy for the guest bedrooms, depending on their position within the building.
- All of the guest bedrooms within Block A, as well as the bedrooms on the first and second floor in Block C will be served via a dedicated air handling unit, located externally at roof level.
- The unit will supply tempered air to all guestrooms, tempered fresh will be delivered to the space via the rear of the fan coil units. Extract will be via the en-suite bathrooms to remove any odour or moisture.
- Extract to the ensuite bathrooms will be via the air handling unit not dedicated fans to allow energy to be recovered from the systems and reduce future maintenance requirements.
- If required fresh air will be delivered to the guest corridors via ducted ceiling mounted grilles, likewise with the extract. The AHU will be full fresh air and exhaust (no recirculation) incorporating heat recovery.
- Guest bedrooms within Block B, and those on the third and fourth floor of block C (above the listed façade) operate on the same principle, but rather than returning to central plant, have local mechanical ventilation heat recovery (MVHR) units within the space, ducted directly to atmosphere, avoiding space requirements internally for rising ductwork.
- Regardless of the method, control in these areas will be linked to occupancy through the key card system.

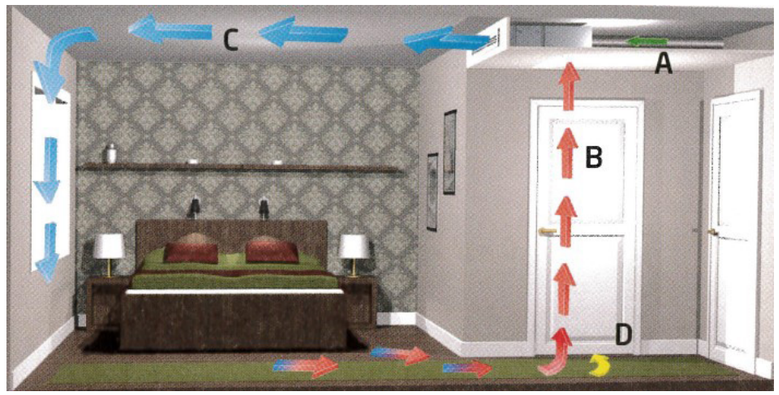


Figure. 1 – Illustration of ventilation strategy to hotel bedrooms: (A)Fresh air via central plant or local MVHR, (B) Return air from room back into fan coil unit; (C) Conditioned air delivered from fan coil unit; (D) Stale air exhausted via extract grille in bathroom vis door undercut.

5.12.2.3.5 GENERAL AND CLEANERS/ REFUSE STORES

- Ventilation will be achieved to the stores via the central AHUs as appropriate. These areas will be at negative pressures to surrounding areas, providing an air path.

5.12.2.3.6 SMOKE VENTILATION

- Smoke ventilation within the atrium will be provided via roof top smoke extract fans, with a dedicated fan supplying air to the atrium area via a dedicated shaft.

5.12.2.4 COLD WATER SYSTEMS

- A metered water supply will be taken from the Yorkshire Water Mains located within John William Street. This will supply a storage tank located in a plantroom at basement level. This is sized to store sufficient water to cover mains water interruption.
- The storage tank supplies a cold-water booster pump set, sized to meet the pressure and flow rate requirements for the building. UV water treatment shall be used to prevent proliferation of Legionella and other biofilms within the water services. The boosted cold water service system will also serve the domestic hot water generation plant at roof level, to prevent scale build up a water conditioner will be provided.
- Water will be distributed around the building via the bedroom risers to serve the bathrooms on the hotel floor. Packaged tanks and pump sets will be used to provide category 5 backflow protection where this is necessary.
- Since the water supply to Huddersfield is soft water, there are currently no plans to provide water softening plant and a dedicated softened water supply to the bedrooms.
- All components of the water services system will be WRAS approved.

5.12.2.5 HOT WATER SYSTEMS

- The hot water for the hotel will be generated using air source heat pumps. The ASHPs will be located at roof level and will feed buffer and storage cylinders in either the basement or in the rooftop plant area. This item is to be agreed at the next design stage.
- The incoming cold-water supply to the DHW generation will be taken from the BCWS supply. A water conditioner will be provided within the DHW plantroom to prevent scale build-up. The DHW will be stored at a minimum of 60deg C. DHW will be distributed in bedroom risers as a flow and return circuit, ensuring efficient temperatures are maintained and reducing water wastage.
- To prevent scalding, TMVs shall be provided at all outlets except kitchen sinks and cleaners sinks.
- All Fittings will be WRAS approved.

5.12.2.6 FIRE SUPRESSION

- The building will be provided with dry risers in line with the fire engineer's requirements, and the basement Communications Room provided with a FM200 gaseous fire suppression system.

5.12.2.7 PLANT ACCESS

- As the majority of plant is roof mounted, the roof deck shall be fully accessible.
- The service lift shall be utilised for the installation and maintenance of low weight roof mounted equipment. Taking equipment to the fourth floor, with the final flight do be done via the staircase. High weight equipment will be craned into position.

5.19 ACOUSTIC

Mott Macdonald are appointed to provide acoustic engineering support for the planning application for the proposed redevelopment of the George Hotel, Huddersfield. A detailed noise impact assessment has been prepared and is presented in report referenced 100108576/AC01.

The following is a summary of that assessment:

- National and local planning policy and guidance relevant to the assessment of noise impacts upon, and generated by, the proposed George Hotel development has been identified.

- Consultation has been undertaken with the Environmental Protection Team at Kirklees Council to determine limits for building services plant and to determine approach to control of construction noise.
- The results of a noise survey at the site have been presented.
- The potential for noise and vibration impacts from construction of the Scheme has been considered along with proposals for mitigation by implementation of best practicable means.
- Appropriate criteria for internal ambient noise for the hotel have been identified. The measured noise levels indicate that appropriate internal ambient noise levels can be achieved with typical façade constructions, however acoustically enhanced glazing is recommended for the eastern façade facing John William Street, and part of the southern façade facing onto St George's Square.
- With reference to BS 4142:2014+A1:2019, limits for rating level have been proposed for new fixed plant associated with the development. Limits are based upon measured background sound levels representative of the nearest noise sensitive receptors.
- The potential for noise emissions from pedestrians accessing the building, events held within the hotel, collection/delivery vehicles and road traffic associated with the proposals have been considered. None of these are anticipated to result in significant adverse impacts and associated effects at the closest noise sensitive receptors.

The principal conclusion of the noise impact assessment is that the proposed hotel development is considered to be consistent with the aim set out in Paragraph 185 of the NPPF, the first two aims of NPSE and local policy as stated in LP52 of The Kirklees Local Plan.

5.20 VERTICAL TRANSPORT

The proposed lifts for the project are currently detailed as:

- PL1 – Guest/General Passenger Lift: 1 x 12 person (900kg) electric traction MRL lift – 1.0 m/s operating speed – capacity dictated by the confines of the existing lift shaft and well dimensions.

- PL2 – Guest/General Passenger Lift: 1 x 13 person (1000kg) electric traction MRL lift – 1.0 m/s operating speed (Scenic lift)

- GL3 – Passenger/Goods Lifts: 1 x 13 person (1000kg) electric traction MRL lift – 1.0 m/s operating speed

In accordance with the target performance figures recommended for hotel establishments in CIBSE Guide D a target Handling Capacity at 12% of the building population with an Average Waiting Time of less than 60 seconds in the "peak" 5-minute period.

The target performance figures as defined in the RHG Technical Standards document are more stringent, the Standards document states:

"The number, size and speed of the guest passenger elevators shall be based on a calculated average interval during peak periods, of 30 seconds or less (waiting time), and a handling capacity of 30% of the Hotel occupancy population in a five-minute period, 15% up and 15.5% down. For this purpose, "Hotel occupancy population" shall be assumed to be 1.5 times the number of rentable guest units in the Hotel at 100% occupancy."

Traffic calculations have confirmed that;

- For lift PL1 the maximum Handling Capacity that can be achieved in the target 5 minute "peak" period is 20% of the building (guest) population.

- The Average Waiting Time in the same 5-minute period was 56.7 seconds

- For lift PL2, as the single lift needs to serve more levels (nine in total as currently designed) from entrances to the front and rear of the lift car, the performance of a single lift in this area would be considered as being unacceptable in terms of Handling Capacity but more importantly the Average Waiting Time.

Calculation results have been carried out which consider two lifts operating as an interconnected "duplex" pair. In this case the target performance figure for Handling Capacity is met while the Average Waiting Time for the group is marginally outside the 30 second target at 32.1 seconds.

In summary:

The two lifts currently detailed by the architect are single units which are located well apart from each other therefore they can only operate as "simplex" collective units. Two lifts arranged together will always provide an improved level of performance however in recognition that the intention is to use the lift shaft in the existing building for one of the new lifts then "duplex" operation in this area cannot be achieved as this would entail significant structural changes to the building to create a second adjacent lift shaft.

Single lifts in each area will not be able to meet the RHG performance requirements and in fact performance will be well short of those targets.

It is intended that the lifts provided will be selected from the manufacturers standard product range and will be of machine-room-less (MRL) type design which makes the machine room of the existing lift (PL1) redundant. PL2 is intended to be of a "scenic" design but again this lift can be selected from a standard model lift product.

Solutions to consider include:

Getting acceptance from the client team that the performance targets as defined in CIBSE Guide D are adopted rather that the RHG figures.

Consideration should be given to the introduction of an additional lift in the area adjacent to PL2 to allow them to operate as an interconnected "duplex" pair. This would enable a good level of service to be achieved.

Other points to consider;

There are areas where guest rooms are not accessible by both passenger lifts, and this will be an issue if lift PL2 was to be out of service for maintenance or repair. The RHG Technical Standards document has the following statement:

"In all cases, each installation must consist of at least a pair of elevators, to ensure continuity of service during periods of maintenance and repair"

The introduction of a second lift in the location of lift PL2 would address this single point of failure issue.

5.21 DRAINAGE (FOUL AND SURFACE)

Foul Drainage

It is anticipated that all levels above ground shall be drained via gravity to discharge into the Yorkshire Water sewer in John William Street using the existing sewer outfall.

Appliances at basement level, or in remote parts of the building where suspended drainage runs are unachievable shall drain to a buried sump chamber to be pumped into the suspended drainage.

The introduction of cavity walls dictates a pumped groundwater system is to be introduced, which will required multiple sumps within the basement slab to collect any groundwater ingress and pump to drain.

Surface Water Drainage

Discussions have been held with the LLFA and it has been deemed that attenuation is required on site to achieve an overall betterment.

At present it is proposed to attenuate the surface water from Blocks B & C to achieve a 50% betterment, leaving Block A and the new atrium unattenuated.

Due to the proposed basement levels and those of the sewer in John William Street, there are two methods of attenuation that are currently being investigated. The flat roof of Blocks B & C could be utilised for a blue roof system to provide the required attenuation. An alternative option is the use of attenuation tanks and hydrobrakes within the basement, but is reliant on achieving gravity outfall to the sewer.

Limitations/Assumptions

At the time of writing, no survey information has been received, as such the current condition and layout of the existing system is unknown. Historic drainage drawings do show the layout of the below ground system; however it is unknown if this has been modified. As such, no tangible progress can be made on the design of the below ground drainage system, as a key part of the strategy is to retain the existing where possible.

Informal discussions have been opened with the LLFA regarding attenuation requirements, where by the general strategy proposed - where the surfacewater from Blocks B & C are to be attenuated, and Block A is to remain as-is – is generally acceptable. There is a risk that the stakeholders may require the full site to be attenuated prior to connection to the sewer.

Information required

Below Ground Drainage Survey report.

Manhole Survey of the manhole adjacent to block C in John William Street.

Summary

Overall, the below ground drainage intent is to exit the building at the existing location, with the addition of a new system within the building for foul or surfacewater pending the outcome of the survey report and architectural layouts. A new demarcation manhole chamber will be required externally prior to the sewer connection. Blocks B & C will require attenuated surface water flowrates, therefore requiring storage in the basement or alternatively a Blue Roof introduced. Should a attenuation tank and hydrobrake approach be taken, there is potential for the storage for both blocks to be combined rather than dedicated storage for blocks B & C. The current proposal is for Block A can remain as-is, however this is to be confirmed formally with an agreement with the stakeholders. At present, the drainage survey information is required to progress the design of the below ground drainage.

5.22 ECOLOGICAL IMPACT ASSESSMENT & BIODIVERSITY NET GAIN (INCLUDING BAT SURVEY)

Ramboll UK Limited ('Ramboll') was commissioned by Bowman Riley Architects Ltd (the 'client') to undertake an Ecological Impact Assessment (EcIA) and Biodiversity Net Gain (BNG) assessment of the George Hotel, St George's Square, Huddersfield, HD1 1JA (the 'site') in advance of a façade retention scheme at the site (the 'proposed development'). The site is located at Ordnance Survey grid reference SE 14411 16931, within the administrative boundary of Kirklees Council.

A desk study, UK Hab survey and a daytime assessment of buildings/structures for bats were completed to assess the likely effects of the proposed development on the ecological features ofthe site and in the study area, including designated sites. In addition, a BNG assessment was undertaken to calculate the biodiversity change for the site as a result of the proposed development in terms of net loss, no net loss or a net gain.

The site is predominantly an existing hotel building, surrounded by hardstanding and with a small area of vegetation (introduced shrub) present, growing from a roof in the northern-most corner of the site. No impacts on statutory or non-statutory designations within 2 km of the site are anticipated. The site contains habitats and species of ecological importance up to the Site level, due to the presence of a small area of introduced shrub, which provides a degree of habitat suitability for invertebrates and potentially for nesting/foraging birds, and opportunity for nesting birds within the hotel building. Roosting bats are unlikely to be present within the building, nor does the site provide potential for foraging/commuting bats.

Proposed mitigation and enhancement measures for these habitats and species are described which include, but are not limited to, provision of on extensive green roof on the building,provision of bird boxes and avoidance of nesting birds. No significant negative residual effects on identified ecological features are anticipated. It is anticipated that there would be a positive residual effect significant at the Site level in respect of habitats and invertebrates on account of the creation of new habitat on the site (an extensive green roof).The BNG assessment has demonstrated that it is possible to deliver a net gain of 15.80% for area-based habitats, via the compensatory actions outlined within this report, which exceeds the10% net gain mandated by Kirklees Council.

6.0 APPENDICES

6.1 APPENDIX A : SUSTAINABILITY STATEMENT

Intended for
Bowman Riley Architects

Document type
Report

Date
Nov 2022

THE GEORGE HOTEL
SUSTAINABILITY STATEMENT

RAMBOLL Bright ideas. Sustainable change.

THE GEORGE HOTEL
SUSTAINABILITY STATEMENT

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CONTENTS

EXECUTIVE SUMMARY

This sustainability statement sets out the environmental sustainability strategy for the major refurbishment of The George Hotel, Huddersfield.

The project involves the refurbishment of the Grade II Listed building ("block A"), together with a façade retention scheme (facing John William Street) and two new build blocks ("block B" and "block C")

The statement details the approach that the design team have agreed to achieve a high standard sustainable development and outlines the features that will be included in the project design, as well as the measures that will be implemented during the construction and operations stages.

The proposed refurbishment works will be completed to the current Building Regulations which govern the standards of the refurbishment works.

Kirklees Council declared a climate emergency in 2019, and have a vision for a net zero and climate ready Kirklees by 2038

The proposed development's performance against Kirklees Council's vision, industry best practice and standards has been considered through the design stages.

The purpose of this sustainability statement is to verify that the proposed design is in accordance with current standards, Kirklees Councils vision and Radisson Red Hotel operational specifications, together with the age and listed status of the building and the constraints imposed as a consequence.

The sustainability statement demonstrates that the refurbishment is an 'enabler' and will put The George Hotel on a pathway towards becoming a net zero carbon building in the future.

1. INTRODUCTION

The sustainability statement has been compiled to summarise the design team's approach to sustainability.

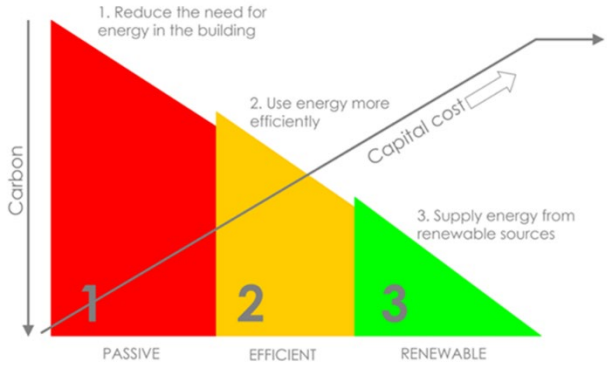
The George Hotel has not been occupied for the last 12 years and has become derelict in that time. Major refurbishment and new build works are required in order to bring The George Hotel up to modern standards and to align with the Radisson Red Hotel operational specifications.

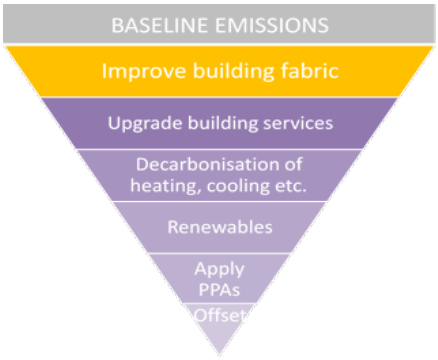
What remains of the existing MEP installations that once served the George Hotel are no longer fit for purpose and cannot be re used. The majority of the main MEP plant and equipment has been removed at some point in the last 12 years; some air handling plant, duct and pipework distribution remains, along with the incoming power supply.

The intention is to strip out and replace all existing mechanical and electrical services systems with new, modern fit for purpose efficient systems which will provide the correct internal environment together with a building energy management system maximising operational control and monitoring of each system.

The following hierarchy for energy reduction will be followed:

- Use less energy: reduce demands, prioritise passive measures
- Use energy efficiently: highly efficient systems, recover energy, metering and controls
- Remove reliance on fossil fuels and utilise renewable energy
- Verify and optimise in use.





Sustainability Dialogue Tool

Utilising Ramboll's Sustainability Dialogue Tool the design team have reviewed sustainability in the built environment in relation to The George Hotel and generated a summary report.

We have reviewed eight priority areas and their themes, for every theme we have identified a level of ambition from 1 to 5. 1 being "compliance with local requirements or building code" and 5 being "world class"

The eight themes.

1, CO2 emissions

2, Circular Economy

3, Health and Wellbeing

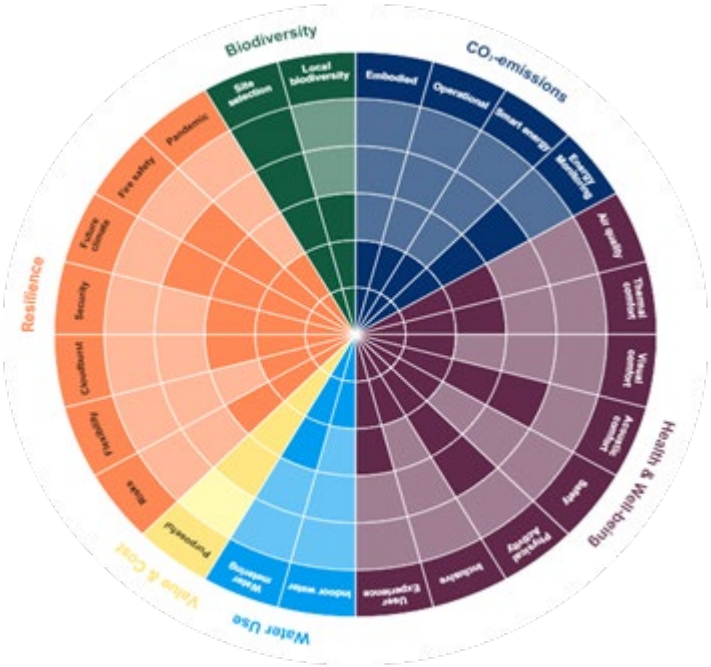
4, Water Use

5, Cost and Value

6, Resilience

7, Biodiversity

8, Just transition



As a design team, in collaboration with the client we have agreed where to focus our efforts in relation to sustainability specifically for the George Hotel. A graphical illustration, (the colourful sustainability wheel above), summarises the sustainability profile of the project and provides a visual indication of priorities. The sustainability dialogue tool report for the George Hotel is contained appendix A of this report.

To facilitate the sustainability profile developed and to reduce energy consumption and CO_2 emissions for The George Hotel we have reviewed numerous potential fabric and MEP services interventions, the key interventions are as follows:

Proposed interventions to the existing building fabric:

- Building fabric – through the inclusion of additional thermal insulation wherever possible, such as within the roofs and walls to reduce heat losses and gains
- Utilising the benefits of thermal mass
- Windows – replace windows where possible with high performance double glazed units to reduce heat losses, gains and uncontrolled infiltration.
- Air permeability – reduce air leakage paths, thereby reducing uncontrolled infiltration.
- Consideration of selection of materials used

Proposed Interventions new build fabric:

- High performance thermal insulation
- High performance glazing
- Low air permeability
- Consideration and selection of materials used

The proposed mechanical and electrical services systems will act as an enabler and will put The George Hotel on a pathway towards a net zero carbon in operation in the future.

Removing the need for gas and providing all the buildings energy needs by electricity puts The George Hotel on the first step on the pathway towards net zero carbon in operation. As the national electricity grid de-carbonises over time (i.e. the amount of carbon emitted for kWh generated reduces) the electrical supply will eventually become "green" i.e the electricity supply will be generated via renewable technology. However it is essential in the first instance that the energy consumption of the Hotel is minimised through passive and high efficiency MEP engineered solutions, reducing the electrical load drawn from the grid in the first instance. Finally, we will consider the use of renewable technologies where appropriate to further drive down electricity drawn from the grid.

The proposed mechanical and electrical services systems include:

- Remove all reliance on fossil fuels, moving to an all-electric building
- Lighting - LED, together with daylight linking, absence and presence detection light control systems.
- Heating and cooling - Air Source heat Pumps (ASHPs), providing heating and cooling throughout
- Ventilation - Mechanical ventilation complete with heat recovery providing full fresh air, together with temperature and CO_2 control. Natural ventilation where suitable i.e the atrium
- Domestic Hot Water – Air Source heat Pumps (ASHPs), providing domestic hot water throughout
- Building Energy Management System – A complete BEMS system will provide full monitoring and optimised control of the building services systems.
- Renewables – A photovoltaic array on the south facing pitched roof(s) if considered feasible following further analysis.

BREEAM

A BREEAM rating of very good has been targeted for the George Hotel under the BREEAM "Rerfurb Fit Out – Bespoke 2014" assessment.

A BREEAM pre assessment has been completed, together with a tracker, both were developed during RIBA stage 2 and identify the targeted credits.

2. KEY DRIVERS

Sustainable development is defined within the terms of Resolution 24/187 of the United Nations Assembly, which states:

"Humanity has the ability to make development sustainable to ensure that it meets the needs of the present without compromising the ability of future generations to meet their own needs."

The United nations 2005 World Summit Outcome Document refers to the "Interdependence and mutually reinforcing pillars" of sustainable development as economic development, social development and environmental protection.

The National Planning Policy Framework (NPPF) (19th February 2019) aims to, amongst other things, encourage sustainable development by introducing the "presumption in favour of sustainable development" (paragraph 14). Sustainable development will be delivered by focusing on the following three areas:

Economic – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
Social – supporting strong, vibrant and healthy communities, by providing and increased supply of housing to meet the needs of the present and future generations; and by creating a good quality built environment, with accessible local services that reflect the communities needs and supports health and wellbeing.
Environmental – contributing to protect and enhance our natural, built and historic environment, and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change, including moving to a low carbon economy.

Climate change and the need to stabilise CO_2 levels in the atmosphere, whilst enabling sufficient growth to support the UKs growing population, presents a challenge. There are a range of legislation and policy directives (renewable energy, energy performance of buildings, construction products, water framework and biodiversity) and supports the design and implementation of measures and approaches to ensure new development is sustainable and low carbon. National legislation incorporating sustainable development includes:

Planning and Compulsory Purchase Act (2004) – requires "the person or body must exercise the function with the objective on contributing to the achievement of sustainable development"
Climate Change Act (2008) – sets a legally binding target for reducing UK:

- CO_2 emissions by at least 80% by 2050

Floods and Water Management – Act (2010) – requires that exercising a flood of coastal erosion risk function, an authority must aim to make a contribution towards the achievement of sustainable development. This act sets out the sustainable urban drainage systems (SUDs).
The Localism Act (2011) – introduces greater powers for plan making at a local level, but this must be achieved with a general presumption in favour of sustainable development.
Building Regulations – Part L the conservation of fuel and power.

Kirklees Council – Local Plan & Climate Action Plan

Kirklees Council declared a climate emergency in 2019, and have a vision for a net zero and climate ready Kirklees by 2038.

3. BENCHMARKING

The refurbishment of The George Hotel aims to promote sustainability principles through the provision of a comfortable and safe built environment and maximise the potential for energy efficiency for the proposed building services.

A Display Energy Certificate does not appear to be registered to The George Hotel, therefore details of previous energy consumption is not available.

It is proposed to strip out and replace all existing mechanical and electrical services systems with new, modern fit for purpose efficient systems which will provide the correct internal environment together with a building energy management system maximising operational control and monitoring of each system. All feasible measures will be taken to reduce loads in the first instance through passive design measures, as described, followed by the installation of energy efficient systems and finally the introduction of renewable technology where appropriate.

4. SUSTAINABILITY STRATEGY

4.1 Energy consumption and CO_2 emissions reduction

The proposed design will put The George Hotel on the pathway to a net zero carbon future by 2038 in accordance with Kirklees Council's vision

4.1.1 Operational Carbon

The new mechanical and electrical services systems have been developed to minimise the CO_2 emissions associated with their operational energy consumption. A new building energy management system will monitor and maximise operational efficiency.

The proposal includes the removal of fossil fuels, with The George Hotel becoming powered entirely by electricity. The refurbishment includes the introduction of an air source heat pump system providing heating, cooling and domestic hot water, rather than the traditional gas fired boiler plant.

The thermal properties of the building elements where possible within the constraints of the refurbishment and listed status of the building will be improved. The new build elements will incorporate high performance thermal properties throughout.

The combination of the improvements to thermal properties, the electrification of the building, the introduction and the ongoing decarbonation of electricity drawn from the grid will continue to reduce the operational carbon emissions of The George Hotel.

4.1.2 Embodied Carbon

Embodied carbon is the carbon dioxide equivalent (CO_2e) emissions associated with the non-operational elements of the development contained with both the existing structure and the new materials proposed as part of the refurbishment.

Examining carbon intensity through the type and layout of a development enables a response to measure and mitigate the impacts of climate change. Embodied carbon is considered a growing proportion of the total attributable to the built environment due to the production of materials.

The proposals include for the reuse of the fabric of the existing structure where possible, ensuring that the embodied carbon is retained with life span of the building extended. The proposals include for the sourcing of natural and renewable materials wherever possible.

The whole life carbon of a development accounts for the sum of the operational carbon during the whole life cycle of the project and the total embodied carbon.

The refurbishment will be designed to have a minimum whole life carbon footprint due to the saving in operational energy and embodied carbon respectively.

4.1.3 Carbon sequestration features

The fact that the existing listed structure and listed facade facing John William Street is to be largely retained means that the embodied carbon stored with the existing materials is retained for the remaining life of the building.

For example the existing timber within the listed building will continue to store all the carbon absorbed during the numerous trees lifetimes and by retaining instead of replacing no new carbon emissions will be generated. These material can then be recycled at the eventual end of the buildings extended life.

4.2 Water management and flood resilience

The refurbishment will minimise the consumption of potable water through the careful selection and specification of low water usage appliances in accordance with building regulations. The following appliances have been assessed and will be incorporated:

- Water efficient taps
- Low flow WCs
- Low output showers
- Flow restrictors to manage water pressure to achieve optimum levels.

The existing below ground drainage is a combined private system which connects to the public combined sewer in the highway. This project gives the opportunity to separate foul and storm water wherever possible, so that if in the future the public system is also upgraded to have foul and storm sewers, less flow will need to be treated as foul.

The drained roof and hardstanding area of the building is not increased as all the new elements sit within the footprint of the existing buildings, thus the storm water flow has not been increased.

Options for SUDS have been considered and discussed at high level with the LLFA and it has been determined that the listed building (block A) and the new atrium roof (existing courtyard) areas are to remain unattenuated as they are, in principle, to remain unchanged. New builds (blocks B & C) are to be attenuated, the options for which are currently being assessed, current proposals are to use a tank and hydrobrake, or a blue roof system as a means of achieving a 50% betterment in surface water run-off rates from blocks B&C.

4.3 Materials

Materials will be selected with environmental impact considered alongside functionality, aesthetics and durability. The procurement of materials will be sourced in a responsible way and have a low embodied carbon impact over their life. Construction materials with low environmental impact over the full life cycle of the building have been considered.

Materials that can be sustainably sourced have been considered, such as timber products sourced from accredited Forest Stewardship Council (FSC) or programme for the Endorsement of forestry Certification (PEFC) source. The intent is to select suppliers of materials based on whether they can provide an environmental management system (EMS) or other recognised responsible sourcing certification scheme (RSCS) certificate.

Materials that are durable enough to cater for their level of use and exposure and that will not release toxins into the internal and external environment (e.g. low VOCs), including those that deplete stratospheric ozone (e.g. CFCs, HCGCs) will be used.

4.4 Waste

The principle of reusing the existing building elements where possible automatically reduces waste and material use.

The design of the new elements includes the reuse of existing walls and foundations, together with some new piled foundations, therefore reducing waste.

Waste reduction is a key principle of sustainable development, for this project it is construction waste that must be considered, the successful contractor will be expected to incorporate various techniques to reduce waste.

Construction waste is a key element to be considered in achieving reduction in all waste. It is estimated that some 40% of all waste is construction related. Measures for reduction of waste during construction include:

- Appropriate construction methods and effective management: and
- Re-use/recycling of materials on site.

The reduction of waste materials arising from construction can be reduced by introducing regular audits to monitor and control site activities more closely, for example, reviewing materials ordering and site practices to prevent damage and cross contamination. Surveys have found that detailed attention to quality of materials purchased and the way that these are offloaded, labelled and stored, can significantly reduce the amount of material wasted. Wherever possible, the use of packaging and non-returnable pallets will be avoided, or they will be recycled or reused.

The site waste management plan will include procedures to sort, reuse and recycle construction waste and will result in various benefits for the project.

Adequate storage for recycling will be provided around the construction site in accordance with the local authority contractors: typically waste will be segregated into two streams, general and recyclable waste.

Recycling of materials from the construction waste stream can provide valuable construction materials and relieve the existing pressure on landfill. By maximising the value extracted from these materials and extending their life in this way reduces the demand on new materials creating long term benefits on our precious resources.

4.5 The considerate constructors scheme encourages environmentally and socially considerate ways of working.

Locations sensitive to dust emitted during construction will be places where members of the public are regularly present.

The greatest potential for construction impacts this project will be from the handling and cutting of materials. The successful contractor will seek to minimise the negative impacts of air quality during construction.

Noise pollution can be a problem especially for local residents during construction. The main phases giving rise to the greatest impacts upon any local residents will be:

- Main construction activities
- General construction
- Vehicle movements

The implementation of adequate mitigation measures related to materials and systems, air quality, external light and noise will be adopted.

4.6 Health and wellbeing

The refurbishment of The George Hotel will bring this historic building back to life for current and future generations and will provide the public with a fantastic facility.

The refurbishment will ensure a fully accessible, healthy and comfortable environment for staff, and guests by designing for thermal and visual comfort, air quality, water quality and controllability of the indoor environmental conditions.

4.7 Management

Through a consultation process the project team has involved the relevant stakeholders in the design process in order to deliver a functional, accessible building.

The construction site will be managed in an environmentally and socially considerate manner by contractually requiring the successful contractor to comply with and go beyond best practice principles under a local or national certification scheme such as the Considerate Constructors Scheme (CCS). The principal contractor will operate an environmental management system (EMS) covering their main operations and will implement best practice pollution prevention policies and procedures on site in accordance with Pollution and Prevention Guidelines (PPG). The principal contract will also exceed the compliance criteria of a considerate construction scheme (CCS).

Energy use, water consumption and transport data resulting from the on site construction processes will be monitored, recorded and reported.

An appropriate level of building services commissioning will be carried out to ensure optimum performance under actual occupancy conditions, Seasonal commissioning over a minimum of 12 months after occupation will be completed.

A building user guide (BUG) for the refurbishment will be provided to the FM team and staff. This non technical and simple user guide will cover the information on the operation and environmental performance of the building. A training schedule for the FM team and staff will also be prepared and delivered around the time of hand over.

5. CONCLUSION

This sustainability statement has been directed by a range of drivers including planning and legislation, industry best practice, constraints and financial considerations.

Kirklees Council and the design team are committed to sustainable development, whilst having regard to the future of the area as a whole. As a result, the development standards set out for this emphasise the importance of sustainable development, focusing on economic, social and environmental goals.

This refurbishment will contribute to local sustainability aims, as well as meeting national and regional objectives.

In summary, sustainability has informed the design process by identifying opportunities and constraints for sustainable development, the proposed refurbishment is therefore considered to respond to both local and regional planning policy requirements.

6.2 APPENDIX B : HERITAGE STATEMENT

THE GEORGE HOTEL

REVISION P1

BOWMAN RILEY | Kirklees COUNCIL | RED Radisson

HERITAGE STATEMENT

DECEMBER 2022

1.0 Introduction

1.1 Purpose of the Report

Bowman Riley have been appointed by Kirklees Council to work with Queensbury Properties in order to develop the proposals for the re-development of the Grade II* listed George Hotel in Huddersfield.

As the building is included on the National Heritage List for England at Grade II*, Helen Walker RIBA CA will be working with the architects to advise on the likely impact of the proposed designs and to assist with the development of a sympathetic scheme which achieves a balance between the need to protect the significance of the heritage asset with the need to secure a long-term, viable future for this historically important Hotel.

This report has been prepared in accordance with the requirement under paragraph 194 of the NPPF which requires the applicant to provide an impartial assessment of significance of the heritage assets in order to understand the potential impact of the proposals and provide advice on mitigation to reduce the impact.

This document has also been prepared in accordance with the Historic England Advice Note 12 (HEAG279) “Statements of Heritage Significance: Analysing Significance in Heritage Assets” and Historic England’s “Conservation Principles Policies and Guidance for the sustainable management for the historic environment”.

1.2 Authors

This report is written by Helen Walker RIBA CA, Dr. Joanne Harrison RIBA Assoc IHBC and Robert Sharples RIBA.

Helen is a Conservation Architect with over 10 years’ experience of working with heritage assets including Grade I, II* and II listed buildings as well as battlefields, scheduled ancient monuments and conservation areas. She has a broad range of experience including preparation of Heritage Impact Assessments, Quinquennial Inspections and advice on historic building repairs and identification of defects, and has provided heritage advice to local authorities, private clients, and organisations such as the National Trust.

Joanne is a heritage consultant and architect with a PhD in Building Conservation. She has experience in a wide range of project types and is conducting doctoral research on late 19th century workers’ housing in Leeds. Her publications and conference presentations cover housing in numerous periods and adaptive reuse of schools .

1.3 HER records

The West Yorkshire Archaeological Advice Service (WYAAS) identified the following close to the site:

- Railway station (Monument WYHER no.MWY4607)
- The Stables, former lavatory block and store rooms at the station (Monument WYHER no.MWY8149)
- Lion buildings (Monument WYHER no.MWY7301)
- Britannia Buildings (Monument WYHER no.MWY7294)
- Railway Station Water Tower (Monument WYHER no.MWY7473)

Research held by the HER shows development from the mid-19th century onwards. There are two records from the Excavation Index (EI), an archaeological assessment and fabric appraisal of the train station undertaken by Wessex Archaeology, and a historic building recording of a late 19th century water tower in St. George’s Square.

1.4 Additional sources of information

Helen Walker and Joanne Harrison visited the WYAS archives in Huddersfield on two occasions to research the historic development of The George Hotel.

Historic England have also developed a statement of significance for The George Hotel which was issued as draft and which has been consulted as part of this assessment. In addition to the archive visit, desktop research of online sources and historic maps has been undertaken by Robert Sharples.

Numerous site visits have been undertaken since 2020, to record various aspects of the building's architectural design, construction phasing and condition. A Matterport survey of the building was undertaken in 2022 which has captured the current state of the building internally and a point cloud survey of the building and photographic record was undertaken of the external built fabric in 2021.

Additional information has also been uncovered as part of the Phase 2 repair works.

2.0 Planning Context

2.1 Relevant planning policy

NPPF

The National Planning Policy Framework (NPPF) identifies the Government's planning policies and how they should be applied in practice. They are used by Local Planning Authorities when preparing their development plans and is a material consideration in determining planning applications.

Section 16 of the NPPF provides guidance on conserving and enhancing the historic environment and the decision-making process in relation to heritage assets. This heritage statement has been prepared in accordance with the requirement under paragraph 194 of the NPPF which requires the applicant to:

> *"…describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*

This heritage statement enables the Local Planning Authority to assess the application in accordance with Paragraph 195 of the NPPF which states:

> *"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."*

The NPPF indicates that when assessing impact, great weight should be given to the asset's conservation and that this should be proportionate to the importance of the asset.

If the development will lead to substantial harm, paragraph 201 indicates that the development should be refused consent by the local planning authority, unless it can be proved that the loss or damage to the asset can be outweighed by substantial benefits to the public OR if the proposal can demonstrate all of the following:

> *The nature of the heritage asset prevents all reasonable uses of the site; and*
>
> *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
>
> *Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
>
> *The harm or loss is outweighed by the benefit of bringing the site back into use.*

If the development leads to less than substantial harm, paragraph 196 indicates:

> *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 summary, substantial harm must be exceptional and less than substantial harm must be balanced against the public benefits of the scheme and the optimal viable use.

2.1 Relevant planning policy (cont)

Historic England

Historic England is a public body that helps people care for, enjoy and celebrate England's historic environment. They are also a statutory consultee on applications for Listed Building Consent.

This document has been prepared in accordance with:

Historic England Advice Note 12 (HEAG279) "Statements of Heritage Significance: Analysing Significance in Heritage Assets"

and

Historic England's "Conservation Principles Policies and Guidance for the sustainable management for the historic environment".

These publications advise that the development of the proposals for works to a heritage asset should be informed by an overarching understanding of the significance.

It is only by understanding significance can we then begin to understand the impact of any proposed change to that heritage asset. HEAG279 recommends a staged approach to the development of proposals for change:

- Understand the form, materials, and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
- Understand the significance of the asset(s)
- Understand the impact of the proposal on that significance
- Avoid, minimise, and mitigate negative impact, in a way that meets the objectives of the NPPF
- Look for opportunities to better reveal or enhance significance.

HEAG279 recommends that when assessing the impact of development on a heritage asset this should be done in a way that is succinct, that identifies both positive and negative impact, identifies how harmful impact has been avoided and finally provides justification for any harm that is unavoidable when assessed against the public benefit.

In summary, what is needed is an impartial analysis of significance and the contribution of setting. A Statement of Heritage Significance is not an advocacy document, seeking to justify a scheme which has already been designed; it is more an objective analysis of significance, an opportunity to describe what matters and why, in terms of heritage significance.

2.2 Local Policies

The Kirkless Local Plan Policy LP35 states:

"1. Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:

a. the nature of the heritage asset prevents all reasonable uses of the site;

b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

c. conservation by grant-funding or some form of 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.

2. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset. In the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.

3. Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:

a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;

b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;

c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;

d. identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;

e. accommodate innovative design where this does not prejudice the significance of heritage assets…"

2.2 Relevant Planning History

The following applications have been approved:

- Application 2021/94596 - Listed Building Consent for repair works to the external facade with window replacements and re-roofing [within a Conservation Area]
- Application 2021/93807 - Advertisement Consent for erection of non illuminated image attached to scaffolding (Listed Building within a Conservation Area)
- Application 2019/91505 - Partial change of use of hotel to 50 apart-hotel rooms, A3 (restaurant/cafe/function room), A4 (drinking establishment), D1 (museum), Spa, ancillary storage and associated internal and external works (within a Conservation Area)
- Application 2019/91506 - Listed Building consent for Partial change of use of hotel to 50 apart-hotel rooms, A3 (restaurant/cafe/function room), A4 (drinking establishment), D1 (museum), Spa, ancillary storage and associated internal and external works (within a Conservation Area)
- Application 2014/90692 - Change of use to mixed use 30 bedroom hotel with function rooms, part of first floor to dental centre and educational facility, basement to spa, formation of 11 apartments on parts of first, second and third floor, erection of rooftop coffee shop/diner with creation of terrace with balustrade, erection of canopies and external alterations (Listed Building within a Conservation Area)
- Application 2014/90693 - Listed Building Consent for erection of rooftop coffee shop/diner and balustrade, canopies and internal and external alterations (within a Conservation Area)
- Application 2013/90511 - Discharge of condition 2 on previous permission 2012/93694 for Listed Building Consent for re-location of plaque (within a Conservation Area)
- Application 2012/93694 - Listed Building Consent for re-location of plaque (within a Conservation Area)
- Application 2009/92328 - Installation of facade lighting to front (Listed Building Within a Conservation Area)
- Application 2009/92329 - Listed Building Consent for installation of facade lighting to front (Within a Conservation Area)
- Application 90/06041 - Listed building consent for erection of illuminated signs
- Application 90/06040 - Erection of illuminated signs (listed building)
- Application 90/04309 - Listed building consent for internal alterations
- Application 90/03353 - Listed building consent for extension and refurbishment
- Application 90/03306 - Erection of extension to hotel to form additional bedrooms and enclosed fire escape (listed building)
- Application 86/00583 - Listed Building Consent for erection of 4 flag poles (Listed Building within Conservation Area)
- Application 86/00582 - Erection of 4 projecting flag poles (Listed Building within Conservation Area)

The following applications have been refused:

- Application 2007/92606 - Listed building consent for erection of non-illuminated entrance sign (within a conservation area)
- Application 2007/92248 - Erection of non-illuminated fascia sign (listed building within a conservation area)

3.0 Approach and Methodology

3.1 Heritage Values

In order to understand the significance of the heritage asset, it is necessary to first understand the perceived heritage value which contributes to that significance.

This assessment can be made using either the three interest categories in HEAG279 (archaeological, historical, and architectural and artistic) or with Historic England's Conservation Principles. The latter, used in this report, arranges heritage values into four groups:

Evidential:	The potential of a place to yield evidence about past human activity.
Aesthetic:	The ways in which people draw sensory and intellectual stimulation from a place.
Historical:	The ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
Communal:	The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory .

3.2 Heritage significance

Once the interest has been ascertained, the level of contribution the interest makes to the heritage significance of the asset can then be determined and used to guide the development of the scheme. This level of significance has been classified as per the table shown below.

Since the building is particularly large and complex, significance is considered in terms of the significance of each room (and therefore its capacity for change), and also of the three wings of the building. The methodology for this is discussed more fully later.

The level of harm to the significance of the heritage can then be assessed by understanding the impact of undertaking the works and can range between major beneficial to major adverse. This impact is assessed as potential and final and takes into account the options for mitigation and public benefit.

Detrimental	The element is detrimental to our appreciation or understanding of the Significance
Negligible:	The element provides little or no contribution to the heritage asset.
Low:	The element provides some contribution to the heritage asset but not to the extent that any alteration will cause harm.
Moderate:	The element is important to the significance of the asset and requires assessment with the assumption that any harm will be less than substantial and can be mitigated.
High:	The element is very important to the significance of the asset and careful consideration is required to assess if the harm is substantial or less than substantial and whether the harm can be mitigated.
Considerable:	The element is essential to our understanding of the significance of the heritage asset with the assumption that any harm to that element would be constitute substantial harm to the heritage asset and would require full justification.

3.3 Assessing Impact

The level of harm to the significance of the heritage can then be assessed by understanding the impact of undertaking the works and can be substantial harm, less than substantial harm or no harm.

This impact is assessed as potential and final and considers the options for mitigation and public benefit.

To provide a succinct and accessible summation of the impact to the significance of the heritage asset, the impact has been displayed in table form as per the example opposite with a summary as part of the conclusion.

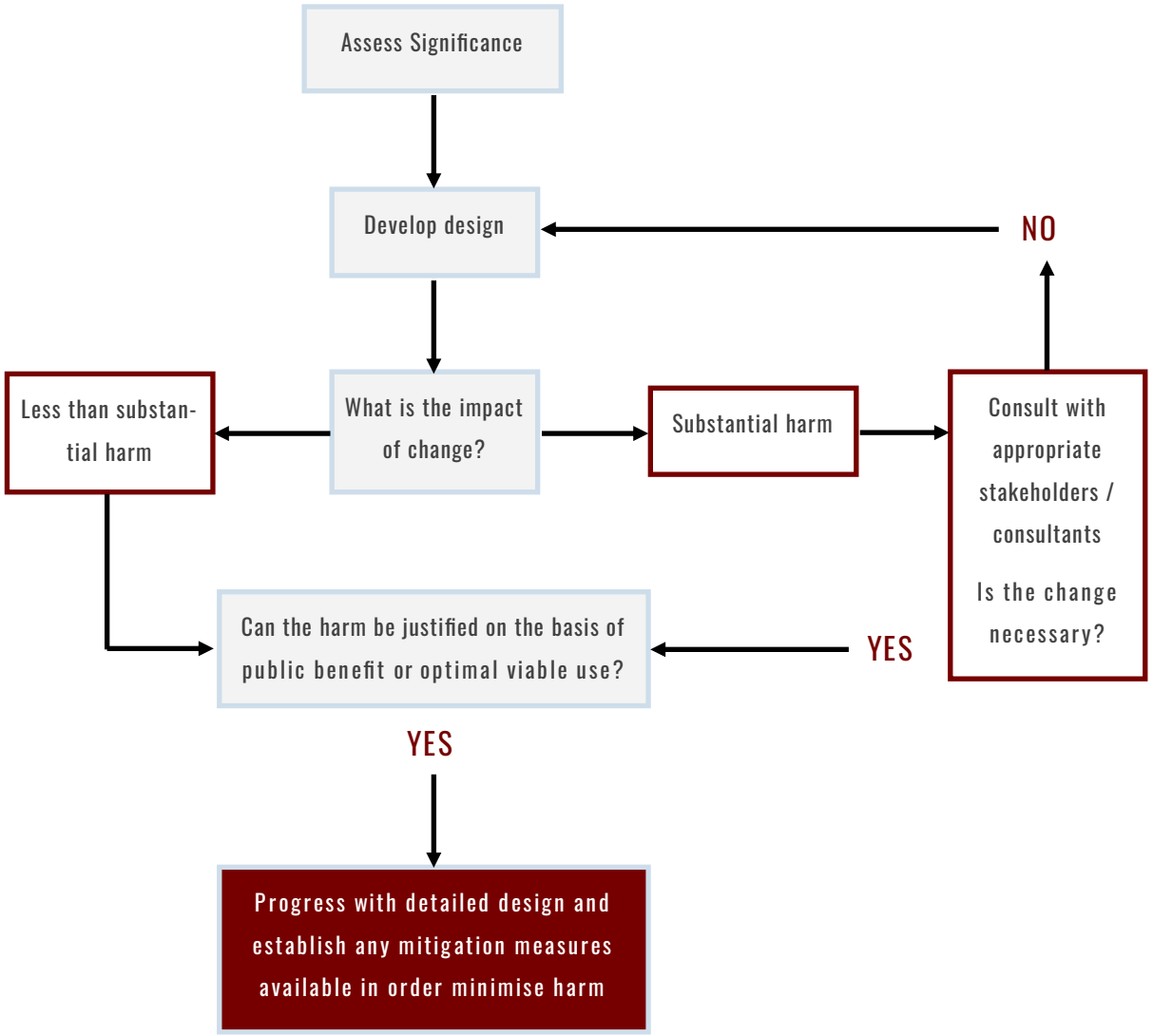
Element	Level of significance	Alteration	What is the potential impact	What is the need for change	Options for mitigation / enhancement	Can the harm be mitigated against public benefit	Final Impact
Walls	High & Moderate	Form openings	Less than substantial harm	Fire doors are required for escape in the event of fire	New doors have clearly been identified as modern insertions and escape routes have been designed to have the least impact	Insertion of these doors is required to protect life in the event of a fire and will allow this building to be brought back into use	Beneficial

3.4 Approach to assessment of proposals

The approach taken to the assessment of proposals and interventions has been one of continual assessment, justification and mitigation.

As with all historic buildings the first step is to understand the brief from the client and asses the significance of the historic fabric. The design is then based on balancing the brief with the need to retain and enhance the significance of the building.

Any proposed intervention which is likely to cause harm is challenged in accordance with the adjacent process of assessment.



4.0 Historic Development

4.1 A Brief History of Huddersfield

The development of both the town of Huddersfield and the George Hotel is linked to the Ramsden family who were almost the sole landlords in Huddersfield and its surrounding area from the 16th century to 1920. As Lords of the Manor of Huddersfield, the Ramsdens were given the right to hold a market in the 17th century and exercised a substantial degree of economic and political control until the late 19th century.

Like many market towns in the West Riding of Yorkshire, Huddersfield grew exponentially in the 18th and 19th centuries, initially as a centre of the woollen trade and then as a place for manufacturing. The Ramsden Estate map of 1716 shows Huddersfield as a primarily linear settlement developed around Westgate, Kirkgate, and Beastmarket, with a small marketplace at its centre.

By 1778 the town was expanding southwards with the construction of the Cloth Hall to the south of Westgate. A plan shows the intended layout of new, wide, straight streets leading from the Cloth Hall and the Market Place, displaying the Estate's early penchant for town planning; these became Cloth Hall Street, King Street, and New Street.

Most of the town's development up to 1850 took place to the south of Westgate and along the Colne and Ramsden Canal. Huddersfield Railway Station was opened in 1847, starting a shift of the 'commercial centre of gravity of the town'. The Ramsden

4.1 A Brief History of Huddersfield (cont.)

Estate saw this as an opportunity to develop a 'New Town' to the north of Westgate and east of the new station. To achieve this, a new street was required, leading from the marketplace to the new railway station. This necessitated the removal of Huddersfield's principal inn, the George Hotel, which stood at the north end of the marketplace. The existing George Hotel was planned as a replacement for the former inn, and it was deliberately given a prominent site to take advantage of the new railway station.

The New Town was laid out in an approximate grid system, with wide straight streets and building plots let out to developers, as can be seen in a plan made for the purpose from 1850. Despite Huddersfield having improvement commissioners, the Ramsden Estate retained control of the laying out of the New Town, employing Sir William Tite (1798-1873), a London architect and designer of the Royal Exchange (opened 1844), to function in the manner of a modern building control officer. All leaseholders had to submit details of plans and elevations to Tite, who could refuse permission to build if the Estate's high standards were not met. The result of the 1850s development was an extensive area of new building, primarily built in the Italianate style and to a very high standard.

In 1868, the same year that Huddersfield became a municipal borough with its own council, the Ramsden Estate decided to build a new Estate Office on Railway Street and Westgate, relocating the Estate Office from the Ramsdens' ancestral home, Longley Hall, and completing the development of the New Town.

The majority of Huddersfield, including the George Hotel, remained the property of the Ramsden Estate throughout the 19th century and into the 20th century. However, in 1920, after years of deteriorating relations between the town council and the Ramsden family, the council purchased the entire freehold estate from Sir John Frenchville Ramsden, the 6th Baronet, via a proxy, earning Huddersfield the epithet of the town that bought itself. The estate, in the hands of the council, continued to be managed from the Ramsden Estate's former offices in Railway Street.

Photograph of the reconstructed George Hotel on St Peter's Street

Early drawing of the Estate Offices

4.2 History of the George Hotel

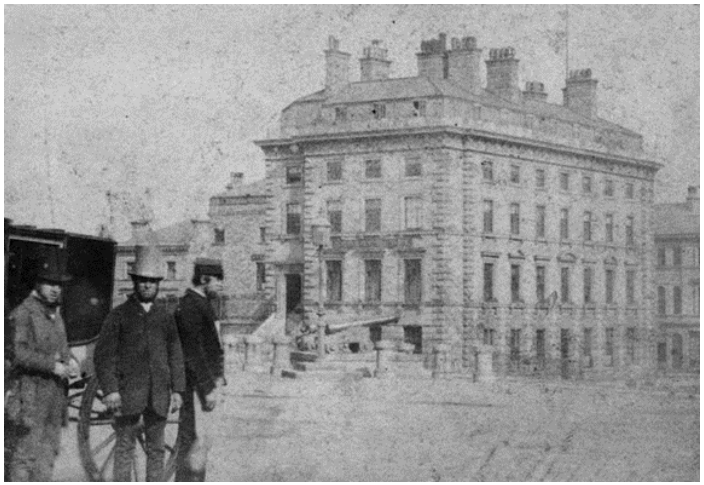
The George Hotel began life as the George Inn. Constructed by the Ramsden Family in 1726, and named in honour of George I, it was built to serve clothiers and merchants trading in Huddersfield's Market place. The original George Inn was demolished in 1787 to be rebuilt as a larger inn. The 1787 inn was eventually demolished but the central three bays of its façade can still be seen fronting a warehouse on St Peter's Street where it was moved in the 1850s.

In common with coaching inns in other market towns, the earlier George Inn acted as a commercial and civic hub. Trade directories from 1822 (the earliest found) to 1847 demonstrate that the inn (hotel from 1842) also served as an excise office, posting house, and subscription newsroom. It also hosted meetings of the Lighting and Watching commissioners, and it served as a meeting place and office for many local merchants.

As noted above, the construction of the railway station in 1847 brought an opportunity for the Ramsden Estate to capitalise on the expected growth in trade and also provided an opportunity to rebuild a larger hotel next to the station, taking advantage of the railway trade. The 1848-50 and 1849 OS maps show the oldest part of the building positioned in front of the train station, looking at that time, somewhat isolated and having an awkward relationship with the station range. The hotel and station framed the new St George's Square, presumably named for the hotel.

Trade directories list the new hotel's proprietor as Thomas Wigney, whose family had run the old George Hotel since at least 1822. It is also understood that left over building materials from the station, such as the stone and roofing materials were used in the construction of the George.

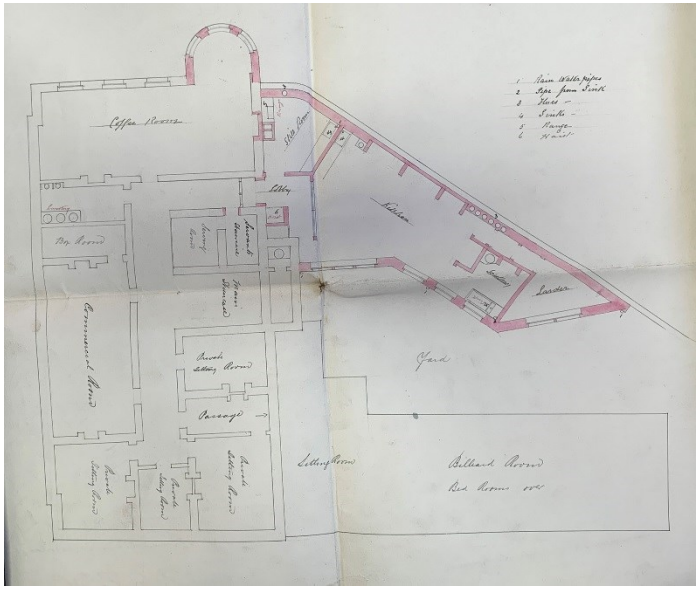
The ground floor of the East Wing (Block C) was constructed shortly after and was extant by 1853 . A historic postcard indicates there was a single storey block along John William Street, and that the building was operating as a commercial hotel and posting house.

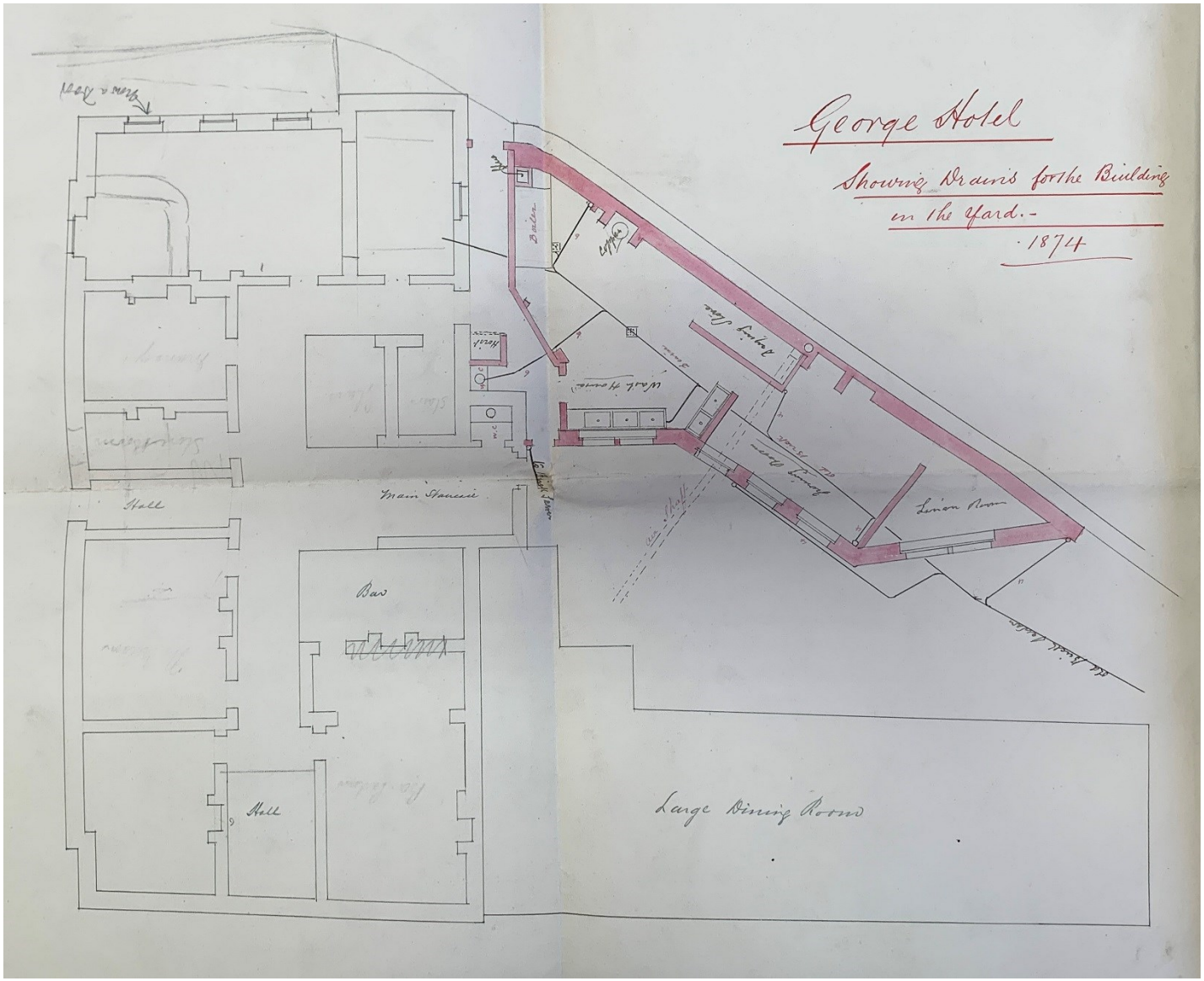


Photograph taken from the Station towards The George Hotel dating from between 1850 and 1874

4.2 History of the George Hotel (cont.)

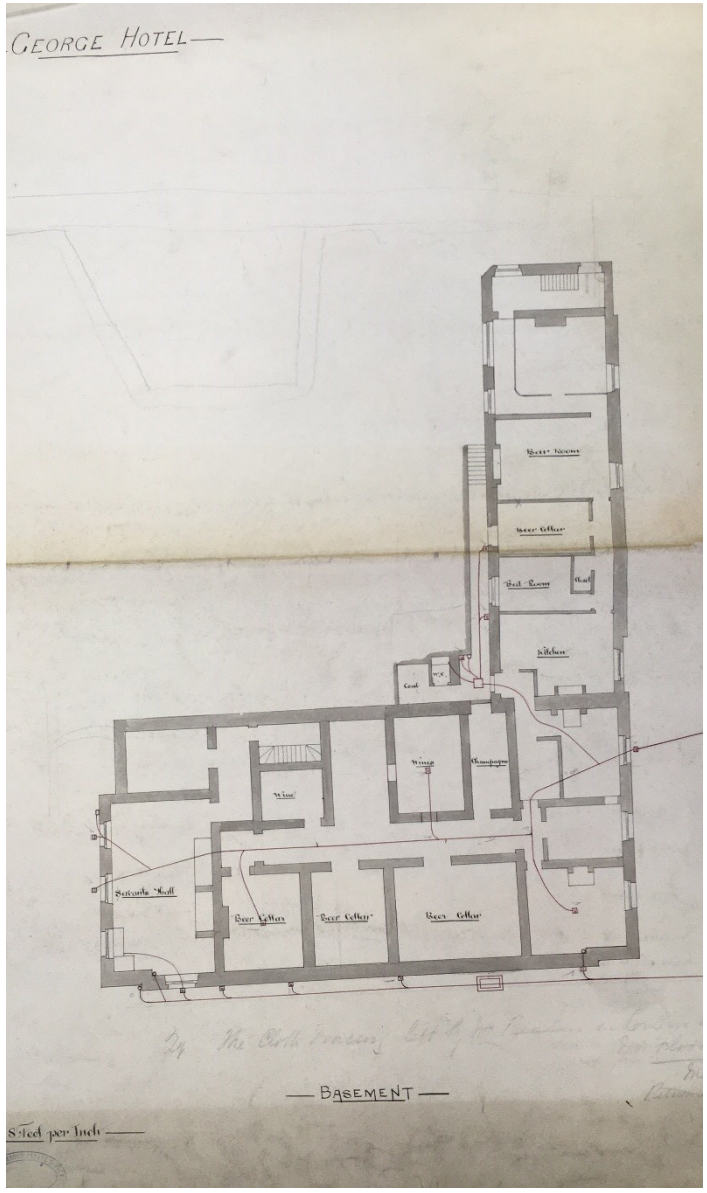
Drawings from 1874 show a proposal for a West Wing (Block B), and these suggest that the East Wing was extant, with a dining room to the ground floor, sitting rooms and a billiard room to the first floor, and bedrooms above. The proposed West Wing was to contain a wash house and linen stores to the ground floor, and kitchens at first floor. A photo (Figure 1) taken around this time, looking from the railway station towards the main range (Block A) shows the hotel in context; East Wing (Block C) was present but Block B was not. There is also no bow window on the west elevation of Block A but there is a staircase which was probably a key or main entrance into the hotel from the train station.

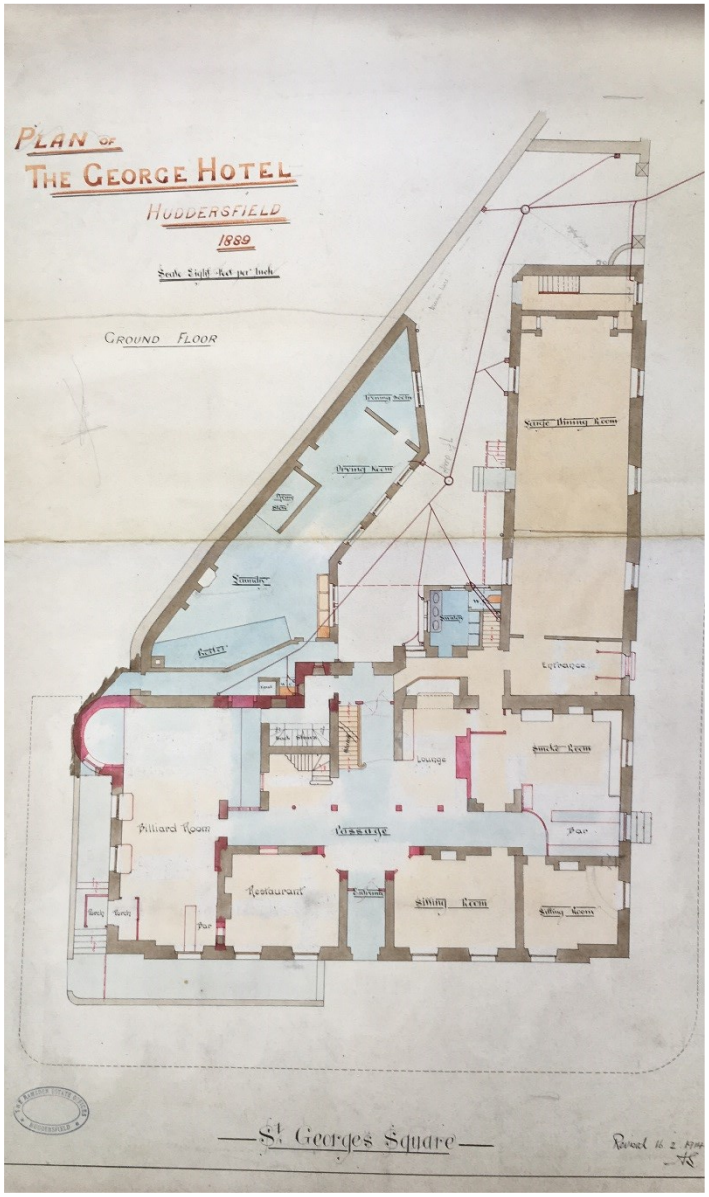




4.2 History of the George Hotel (cont.)

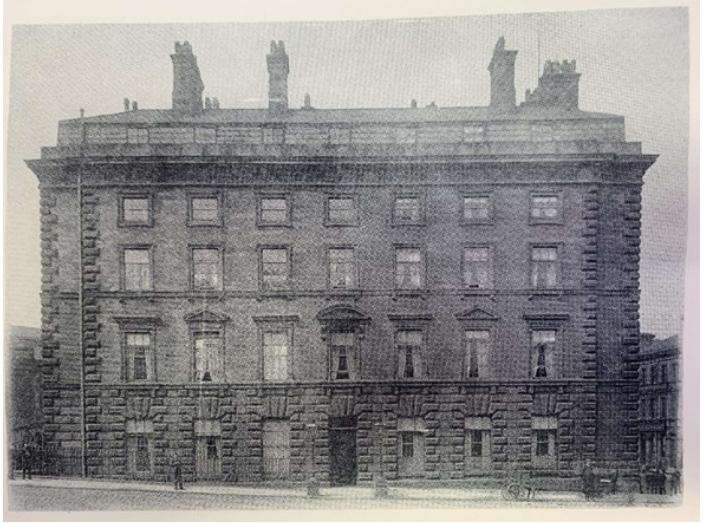
Drawings from 1886 provide further information, notably, that the East Wing had a basement containing ancillary accommodation, however there is no basement accommodation indicated for the West Wing. The ground and first floors of this wing show the same type of spaces, but not the same layout as shown on the 1874 plan. In addition, changes are shown to the original building (e.g. the inclusion of the bow window and making the ground floor circulation space more open), and a glazed walkway is shown to the courtyard side of the East Wing at first floor. The footprint of these drawings matches the OS plan of 1887 and the town plan of 1889. At this time, the East Wing did not extend Northwards to the full extent of the site, and a Cabman's shelter is shown at the Northern tip of the site, with the cab stand indicated next to it on John William Street.





4.2 History of the George Hotel (cont.)

A photo from the late 19th century shows the main range (Block A) facing St. George's square and provides some indication of how the space was occupied. It also confirms that there was no canopy above what is understood as the main entrance .



Photograph of the front façade from the late 19th century

Towards the end of the nineteenth century, an event in the hotel secured it an important historical association; Rugby League was founded in one of its rooms. This event originated from a divide by around 1890, between largely middle-class teams based in the south of England, who were keen to maintain the amateur nature of the sport, and working-class teams in Yorkshire who needed compensation for work lost when playing games, known as broken time payment.

The refusal of the Rugby Football Union to allow this payment, and the harsh punishment given to clubs and players who broke the rules, precipitated a crisis that came to a head with a meeting of 22 northern clubs at the George Hotel on 29th August 1895. The meeting saw the creation of the Northern Football Union allowing for the payment of 'bona fide broken time'. This group eventually became the Rugby Football League.

It is impossible to be certain of the precise location of the historic Rugby League meeting, but it was most likely to have been carried out in the first floor Commercial Room due to the numbers who attended.

Small-scale block plans of 1904 and 1930 suggest the layout remained largely the same between these dates A photo from 1912 shows the main range (Block A) in context, with what appears to be a staircase from John William Street into the building. This staircase was shown on the 1889 layouts with an indication that the entrance was to be transformed so it appears that this was implemented.

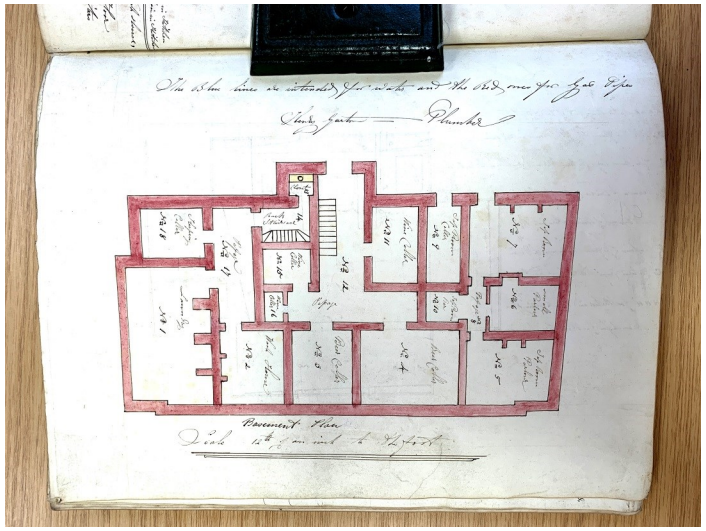
The architectural drawings show that significant changes were planned during the 1930s. Of the drawings dating from 1930, 1932, 1936 and 1938, some of the proposals indicated on each were certainly implemented, while others appear not to have been. For example, the bars (e.g. American and Tudor) on the 1930 plans do not seem to have been implemented, while the WC cubicle in the room next to the Commercial Room which is shown on the 1932 drawing is extant. The first-floor layout in 1936 shows an open plan ball room and dining room with a folding partition between, but the 1930 and 1938 drawings indicate a vertically sliding partition that is hydraulically operated and housed in the basement. It appears from the extant evidence (see later) that the sliding partition was constructed.

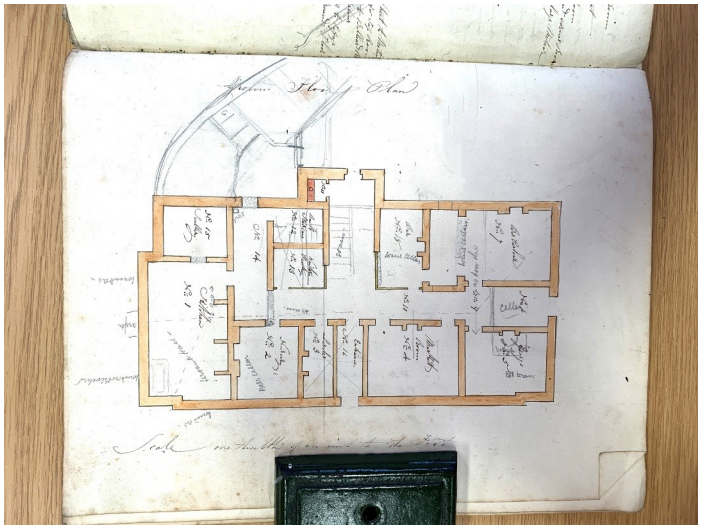
In the 1960s, the West Wing was extended to third floor level to form a final range of bedrooms - there is no archive information of the 1960s extension but a photo from the railway line facing Block B provides supporting evidence that it was completed during this time .

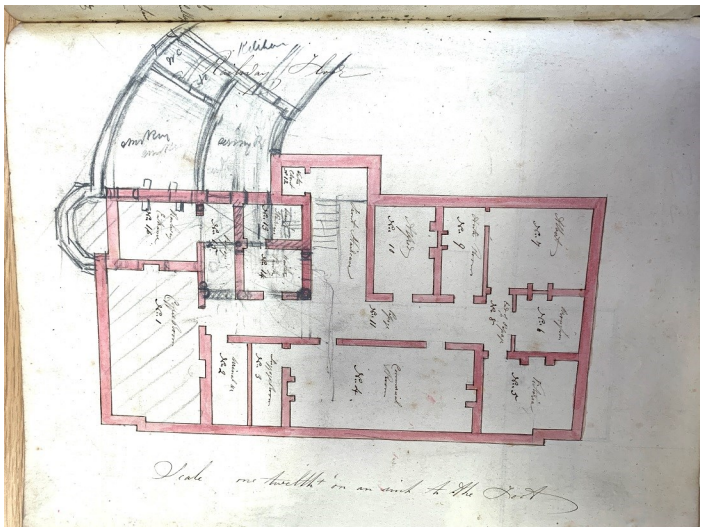
There is physical evidence of subsequent alterations to the main range (Block A) internally and East Wing (Block C) on the upper

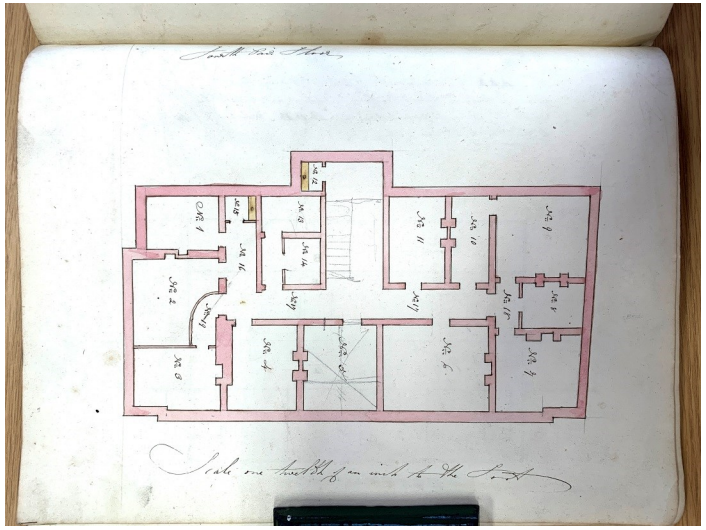
Photograph of The George Hotel in 1912 showing the former entrance from John William Street

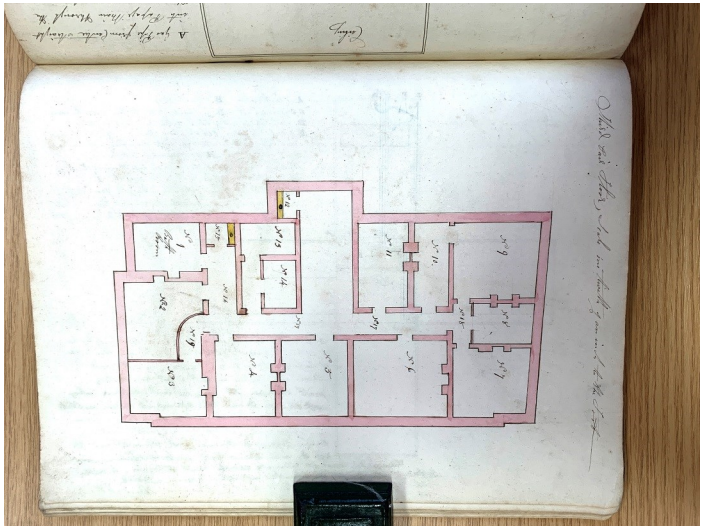
1851 Floor Plans

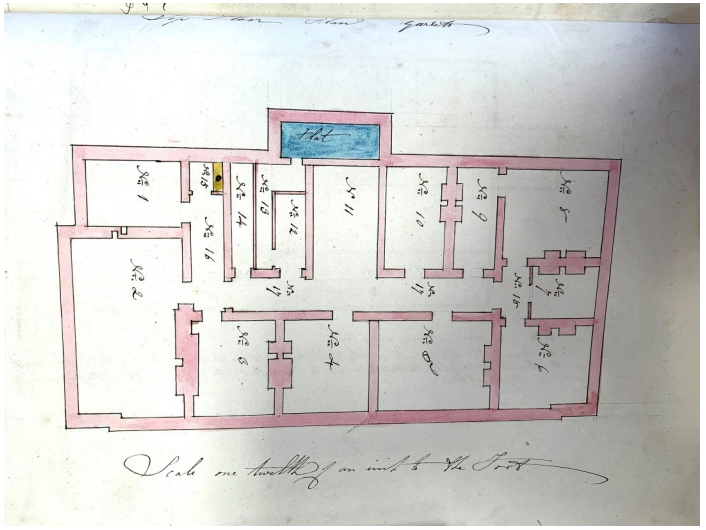




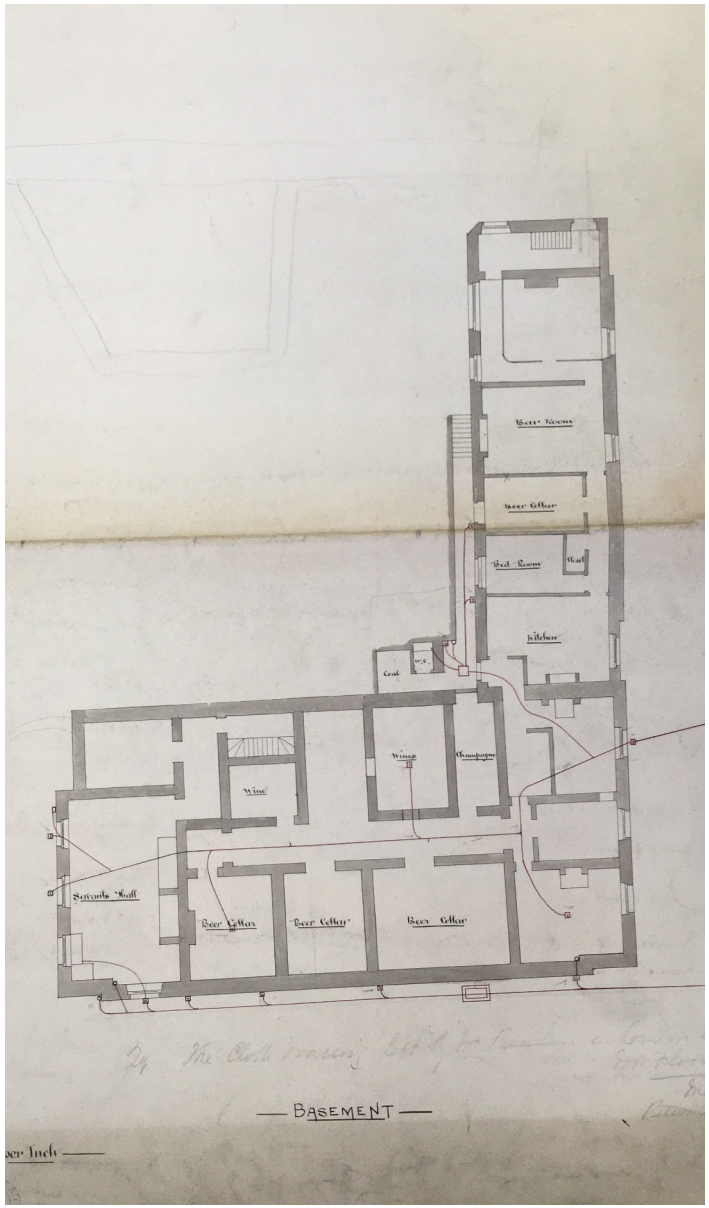


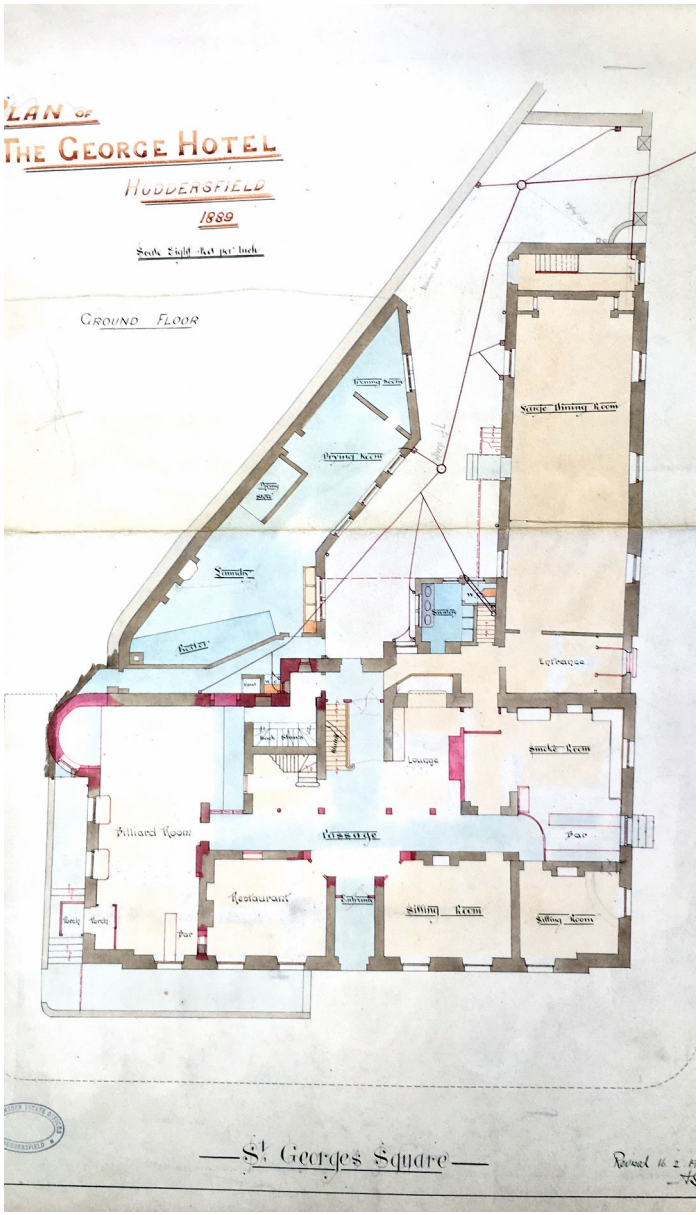


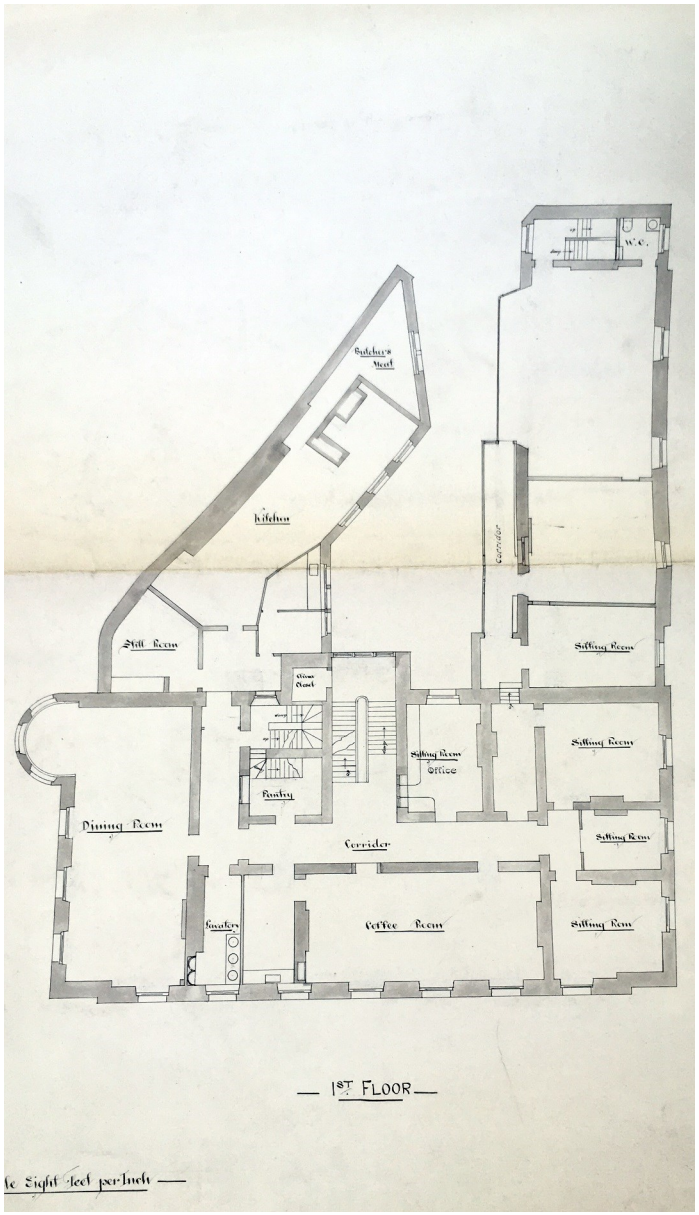




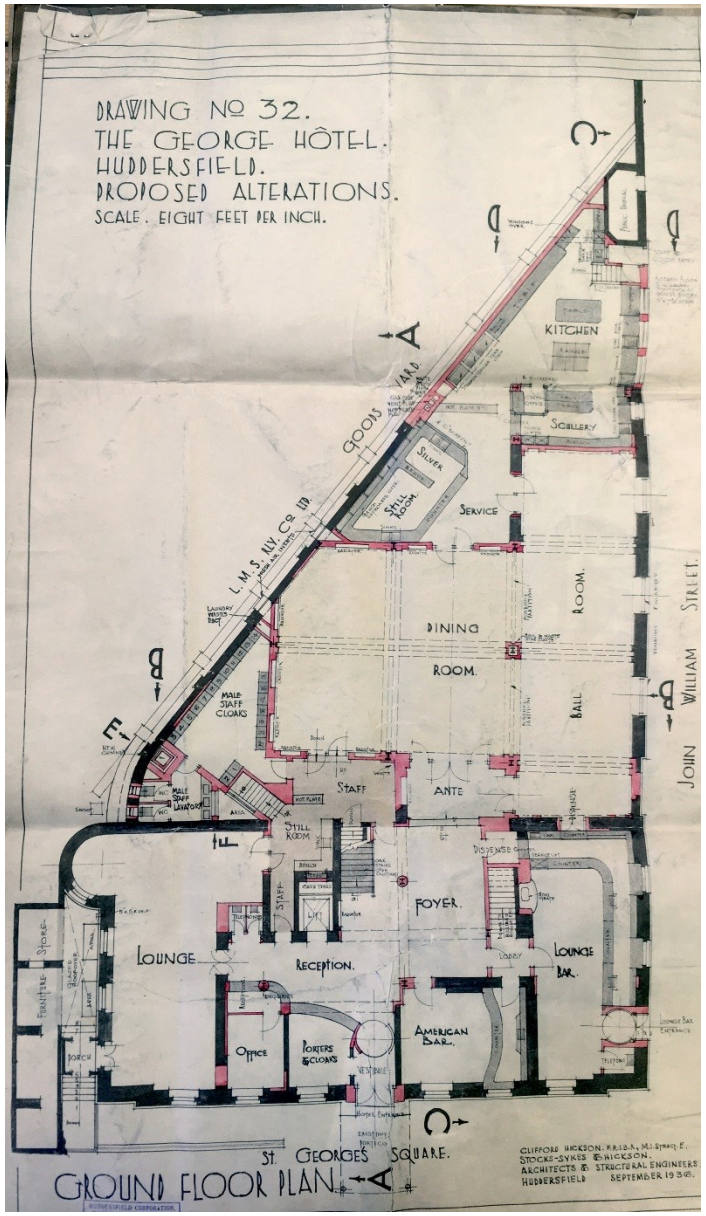
1886 Floor Plans

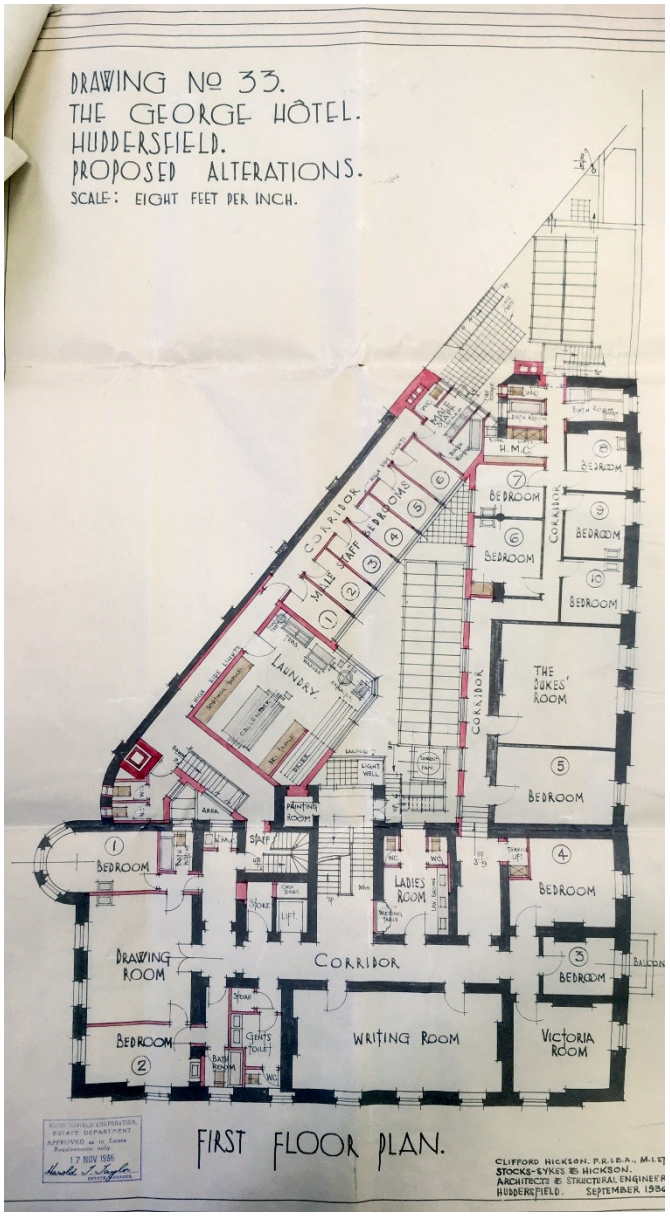


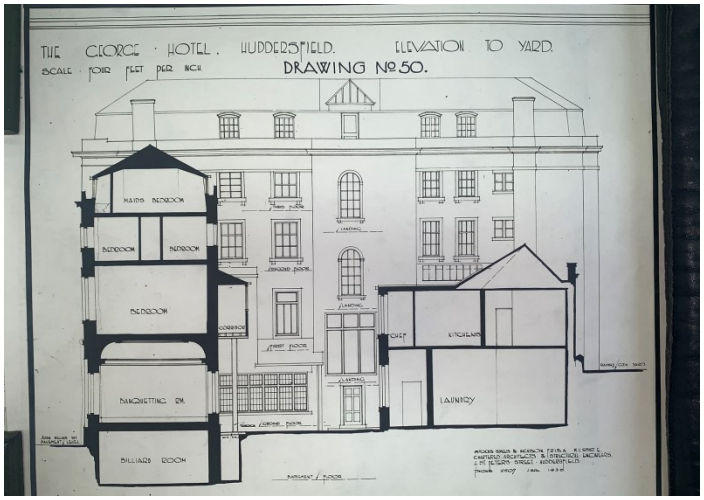


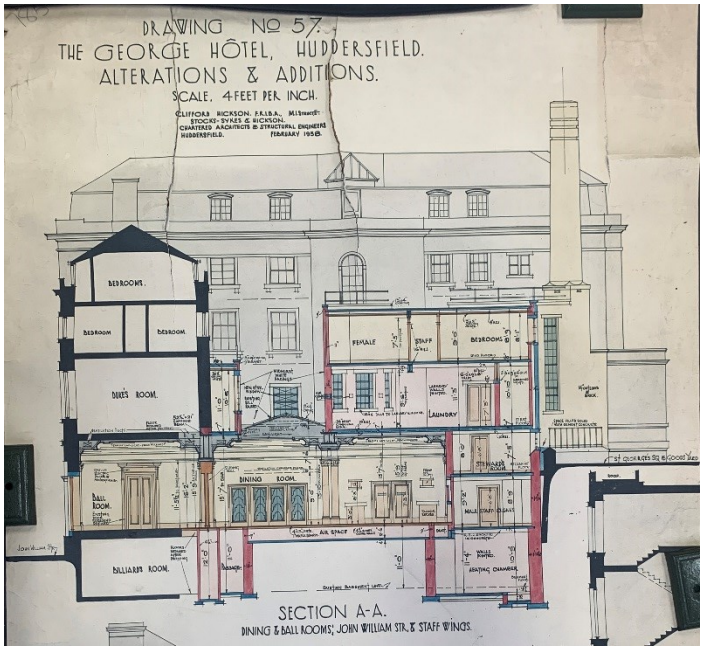


1930's proposed floor plans and existing and proposed section









4.3 Summary of Development Phases

Phase 1 (c.1851):

The original hotel building (Block A).

Phase 2 (c. 1852-1873):

The basement and ground floors of the East Wing (Block C) were constructed by 1853, and two further floors were added before 1874.

Phase 3 (c.1874-1930):

The Ground and First Floor of the West Wing (Block B) was constructed. Alterations to the main range (Block A).

Phase 5 (1930s):

A series of major works which involved the remodelling and extension of the West Wing (Block B) to form bedrooms at second floor level and the infill of the central courtyard to form the ballroom.

Phase 6 (1960s):

Third floor added to the West Wing (Block C).

5.0 Extant Site and Building

5.1 Context—Huddersfield Conservation Area

The George Hotel is positioned close to the centre of the Huddersfield Town Centre Conservation Area (Figure x). This is characterised by large, three-storey commercial and civic buildings, dating to the Victorian period, and constructed of stone, and includes a high number of listed buildings, at Grades I, II* and II. Many of the buildings have shallow roofs and / or parapets, and smaller numbers include mansards or gable dormers. Typical details include cornices, corbels, pediments, window hoods, voussoirs, projecting sills, pilasters, relief sculptures and statues.

Bird's eye views from The George Hotel, looking towards the Britannia Buildings

Huddersfield Train Station

The Grade I Huddersfield Train Station faces onto St George's Square. It has a classical, symmetrical form, with a two-storey central section, and single storey platform wings either side. The large columns and pediment indicate its importance.

7 St George's Square / 19 Railway Street

This building is Grade II* listed. And also faces into St Georges Square There is a hierarchy to the elevations, with the most decorative facing Railway Street, then a simpler version facing the George Hotel, and the simplest facing Station Street. There is also a reducing hierarchy to its three floors. The building features include entablature, moulded sill bands, ionic columns and quoins.

5.1 Context (cont.)

Britannia Buildings

This Grade II* listed building is on the opposite side of St. George's Square to the George Hotel. As with the Lion Buildings, it has a strong symmetry, and demonstrates a hierarchy of space through its reducing floor heights. Here however, the style of fenestration suggests it had a more formal historical use than retail. The tall ground floor windows with sills above head heigh, have voussoirs, while the upper floor windows are square-headed with pediments to the first floor and low arches at second floor. At the top, there is a decorative frieze, cornice and balustrade.

The Former Empire Cinema

This former cinema is located on John William Street is not typical of the architecture in the conservation area, having a later construction date (1915). It is Grade II listed.

5.1 Context (cont.)

Lion Buildings on John William Street

This Grade II* building faces St. George's Square, The George Hotel and Huddersfield Train Station. This building is designed in a near symmetrical way, with a large curved façade to the primary road network. Its central entrance bay projects forward and features a large lion statue at the top. There is a hierarchy in the architecture, with a taller ground floor retail offering, and two further floors with reducing heights and window proportions. The double, triple and quadruple mullioned windows with projecting arches are a distinctive feature.

The Railway Bridge

This is a transition between the historic, commercial core of Huddersfield, and its later development, delineated in part by the railway line, but also the increasing openness and reduction in active frontages to the street.

5.2 The George Hotel

The building is primarily sandstone, some of which may have come from the left-over stone following the construction of the train station in 1846-1850 round the same time as the George Hotel .

Exterior

The Main Range of the hotel (c.1851), which overlooks St George's Square, is four-storeys in height and constructed of rusticated stonework with vermiculated detailing and quoins at ground floor.

The upper floors comprise of ashlar stonework from first to third floor with rusticated quoins (without vermiculation) and decorative stone surrounds to the windows. The stone has vertical batted tooling with borders of horizontal batted tooling at corner details. The elevation then steps back at fourth floor level to a slate mansard roof. The coursing of the ashlar blocks has a regular pattern with two courses per quoin.

The Main Range has a projecting string course between ground and first and a projecting cornice mounted on carved stone corbels with alternating carved reliefs between each corbel. These reliefs alternate between a circle motif and a simpler pyramidal projection.

The East Wing, which was constructed shortly after the Main Range uses similar design styles to the upper floor of the Main Range with ashlar stonework, decorative stone surrounds and rusticated quoins. In contrast to the Main Range, the building is lower in height and has less regularity in terms of the design and arrangement of the windows. In addition, the dimensions of the quoins are slightly smaller resulting in a smaller coursing height. The East Wing is separated from the Main Range by a small link section which is full height ashlar blocks, the coursing of which matches the smaller quoins of the East Wing.

The West Wing is also constructed from stonework, but this is a split faced coursed stone with plain stone surrounds to the metal casement windows.

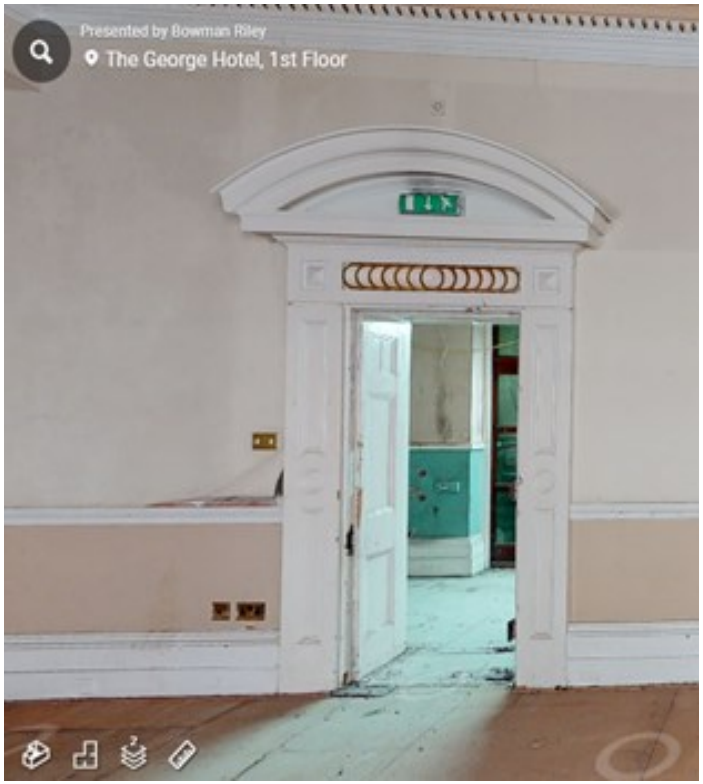
The internal triangular courtyard is formed by the Main Range, East Wing, and the West Wing. The elevations overlooking this area are comprised of painted brickwork with stone sill and head details to the rear of the West Wing. The rear of the Main Range is coursed split faced sandstone as is the rear of the East Wing. The external corridor which was constructed in the 1930s along the rear elevation to the East Wing at first floor level is also constructed of painted brickwork similar to the West Wing.

5.2 The George Hotel (cont.)

Interior

The interior of the hotel is a mix of fabric and styles from its original construction to the present. With regards to the later alterations, there is no clear evidence of a co-ordinated approach to its architecture or design / conservation philosophy.

The earliest phase of work retains detailing that is typical of the Victorian period, such as cornices (generally one design per floor), panelled door linings, profiled joinery, panel doors, and in the case of the Commercial Room, highly decorative pedimented architraves.

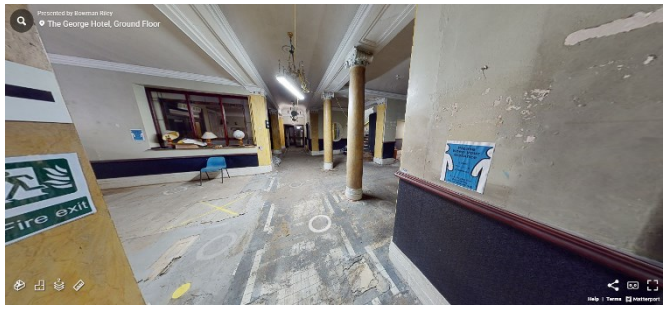


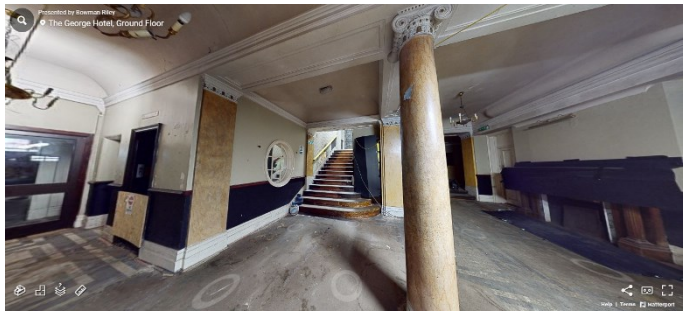
5.2 The George Hotel (cont.)

The second and some of the third phase of work, generally uses the same Victorian detailing, so for example, in room x (next to the Commercial Room), a new door from the corridor has the same panelled lining as the earlier doors .

The later Victorian doorset to the right has the same design as the original to the left.

Major work was undertaken in the 1930s however, and in addition to the new build construction of Blocks B and C, the interior of Block A was modified. The ground floor provides a good example, and its opening up to provide a large entrance area and circulation included modification of the architectural features (Figure x). The most prominent of these features is the marble-effect columns with capitals, but the coffered ceiling and Art Deco joinery contribute to its different aesthetic. With the sweeping stair and porthole window, the space has a nautical feel, and perhaps also typifies the grandeur of inter-war Britain for the middle-classes. There remains a black and white tiled floor in this area which appears to correspond to the original floor plan, and a large fireplace is also extant.





The open plan ground floor area

The dining room and ballroom are two other key 1930s spaces. The dining room features pilasters and columns with capitals, a coffered ceiling and decorative joinery.

The ballroom is architecturally similar, although it has no floor (Figure x). The two rooms are currently divided by a partition with pilasters on it and columns offset by a short distance into the dining room. It is thought that the line of the partition is close to the position of a vertical sliding partition that was shown on the 1930s drawings.

The ball room has similar features to the dining room.

The basement 'pocket' and hydraulic room appear to have been built, but if so, this means that the vertical sliding partition was either not installed, or that it was removed and the fixed wall was constructed as a later replacement. This raises questions about the intended purpose of features such as the columns, and the phasing of attached features such as joinery.

Subsequent modification in the 1960s and beyond has made little positive contribution to the building. It now feels dated and is in an overall poor condition, with some spaces, such as the kitchens, having no architectural merit at all.

5.2 The George Hotel (cont.)

The upper floors of Block C have been the subject of structural works so there are large steel frames from which the first and second floors of the building are hung.

The main kitchen area.

Steel frame to the third floor of Block C.

While many of the modifications have been particularly unsympathetic to some historic fabric, it has been retained in some areas, such as above or behind new insertions, and the form of some openings previous can still be seen. For example, on the ground and upper floors, there are numerous examples of false ceilings being inserted below the original. In some cases, it has been possible to see the original ceiling and cornice above.

False ceilings below the original.

In the basement, where walls are painted brickwork, doors inserted into pointed arch openings (formed by vaulted ceilings) can be clearly identified, as can the edges of steps .

Evidence of former openings (top) and stairs (bottom).

Unfortunately, previous adaptations involving new fabric have also tended to use a philosophy that does not align with current thinking in relation to being able to distinguish different phases of the building, so Victorian cornice details have been applied to new walls within existing rooms for example.

The Victorian cornice design has been recreated on new walls, such as the built-in cupboards.

6.1 Assessment of Significance

Internal room significance

The significance of each room and its bounding walls was determined using a pre-defined set of criteria that takes into account evidential, historical and architectural values. This was done collaboratively in a series of workshops, and involved detailed exploration of the Matterport model alongside the historical archive drawings. The significance of each space and element was debated, and as decisions were taken, these were cross-referenced to spaces and fabric that had already been determined to ensure that the levels were consistent across the whole building. The following principles were used:

Evidential value:

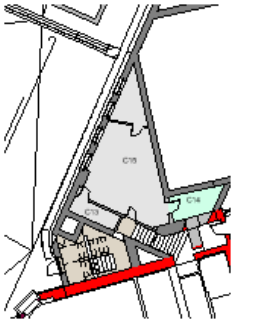
Fabric or features that do not necessarily have architectural value, but which provide information about the building's past and how it was used.

Historical value:

Fabric or features that have associative links (e.g. Rugby League) or illustrative links (e.g. an early example of a particular technology).

Architectural value:

Mainly features that originate from an early phase of the building's development, and are good examples of the design of their period. These can also include features relating to later phases of development where these are particularly good or innovative for their period.



Significance Plan - Level 01 Mezzanine
1 : 200

Significance Plan - Level 01
1 : 200

Significance Plan - Level 03
1 : 200

6.2 Significance—Room

Typical examples of how these were determined from the heritage values are provided below.

Considerable

A room with its original floor plan and form, and all or nearly all of its original interior architectural features extant, such as skirting boards, architraves, windows, doors, wall and ceiling plaster, cornices, fireplaces, and any other features.

Example: Room 051

Original floor plan, plastered walls, highly decorative plastered ceiling with cornice and rose, sash windows with panelled linings and architraves, skirting boards, decorative doorcases with pediments and panelling, dado rail (some if not all is a later addition), no fireplaces. A connecting doorway has been blocked up.

This room has a very low capacity for change and every effort should be made to retain the architectural features. The plan of the room should not be changed.

6.1 Heritage Values (cont.)

High

A room with its original floor plan and form and many of its original interior architectural features extant, including at least two categories from those listed previously.

Example: Room 091

Original floor plan, but connected to adjoining room at a later date. Retains plastered walls and ceiling, skirting boards, architraves, sash window, fireplace hearth. While some of the cornice is original, new matching sections have been introduced around a built-in wardrobe, making it difficult to distinguish the phasing.

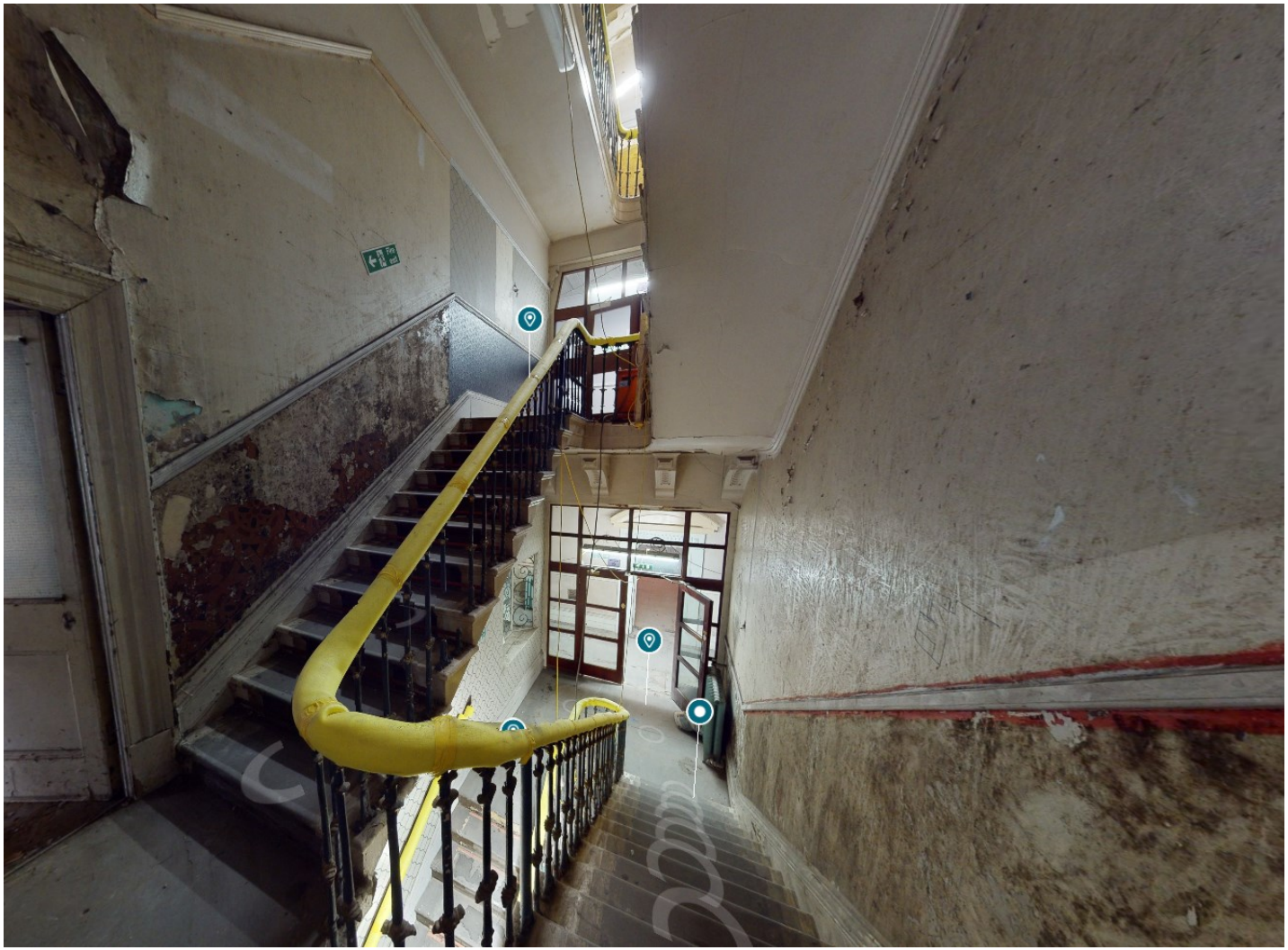
This room has a low capacity for change and every effort should be made to retain the architectural features. The plan of the room should not be changed, and consideration should be given to enhancing it by removing any inserted features. There is capacity to distinguish between work from different periods.

6.1 Heritage Values (cont.)

Example: Rooms X23, X40, X56, X70

Original floor plan. Retains plastered walls and ceilings, skirting boards, architraves, windows, corbels, staircase and balustrades. Later additions include a handrail, dado rail and replacement doors.

This room has a low capacity for change and every effort should be made to retain the architectural features.



6.1 Heritage Values (cont.)

Moderate

A room with its original floor plan and form mostly intact, and at least one original interior architectural feature extant. Alternatively, a room that does not have its original floor plan or form, but which contains at least two original architectural feature categories.

Example: Room 141

The original floor plan is still readable, but an en-suite room has been inserted into the corner of the room (Room 142). The room retains its original skirting boards, architrave and panelling to door case, sash windows and hearth, but there is no ceiling. While some of the cornice is original, new matching sections have been introduced around service boxing, making it difficult to distinguish the phasing.

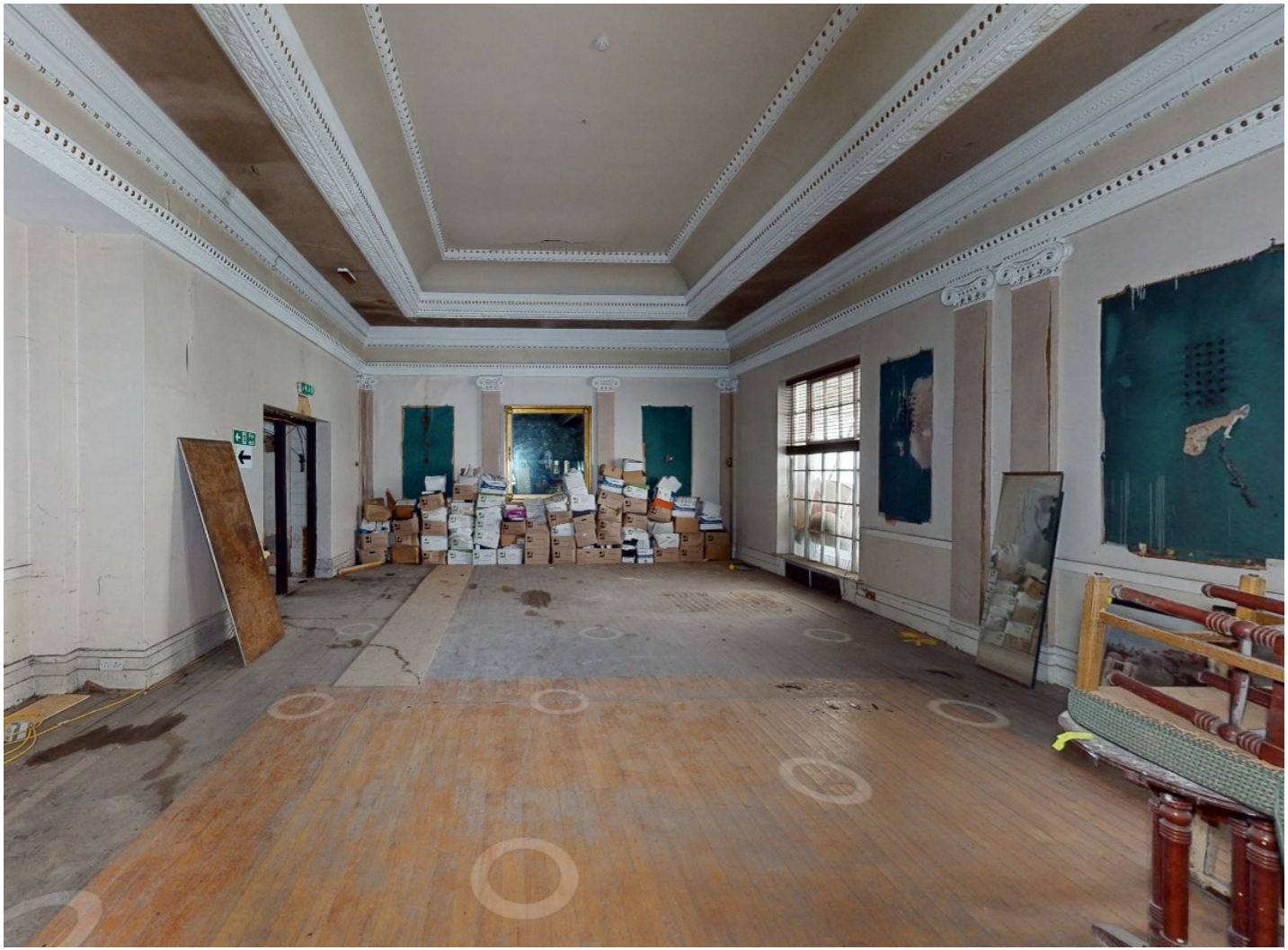
There is some capacity for change, for example to distinguish between work from different periods.

6.1 Heritage Values (cont.)

Example: Room 045

The original finishes and fixtures have been lost and the room was re-designed in the 1930s. The 1930's floor plan is still readable, but there have been changes to the inner wall, which probably includes the removal of a vertical sliding partition, and the fixing of a wall and columns to the rear of the partition area.

The room retains the 1930's decorative ceiling with cornice and columns. The majority of the skirting boards appear to also date to the 1930's, but where later changes have been made to walls, reproduction skirting boards have been installed, making it difficult to distinguish the phasing. Window fittings are also later replacements.



6.1 Heritage Values (cont.)

Low

A room with its original floor plan and form mostly intact but no original interior architectural features. Alternatively, a room that does not have its original floor plan or form, but which contains at least one original architectural feature.

Example: Room 086

The original floor plan is still readable, but an en-suite room has been inserted into the corner of the room (Room 087). The room retains its original sash window and one section of skirting board but the ceiling has been lowered obscuring any original cornice and there is a service bulkhead over the room entrance and en-suite area.

The room has a high capacity for change.

6.1 Heritage Values (cont.)

Example: Room 127

The original floor plan is still readable in part, but the wall dividing the room from the next bedroom has been removed. The room is now open combined with the original adjacent room, which itself has an en-suite inserted (Room 128). The room retains its window and door architraves, and at least some of the skirting appears to be original. There is no ceiling and it is not possible to know if there was a cornice on construction as the evidence of one having been removed almost certainly relates to a later insertion.

The room has a high capacity for change.

6.1 Heritage Values (cont.)

Neutral

A room within blocks A or C which does not have its original floor plan or form, or any of its original interior architectural features intact. A bedroom within the 1930s block B.

Example: Room 022

The room retains has been divided to create a small room in the corner. its original plan form, but a doorway has been blocked up and another has been created. No original features are retained.

The room has a high capacity for change.

6.1 Heritage Values (cont.)

Detrimental

A room that does not have its original floor plan or form, or any of its original interior architectural features intact, and which also causes harm to immediate fabric and our overall understanding of the building.

Example: Room 059

This part of the building was originally a single, large space, and has been subdivided into six smaller spaces. There are lowered ceilings and bulkheads and reproduction skirting boards, all of which make it difficult to understand the original design intent and use. Other than the windows, no original features remain.

The room has a very high capacity for change.

6.1 Heritage Values (cont.)

Example: Room 071

The 1930's floor plan is still readable, but an en-suite room has been inserted into the corner of the room, and there is a built-in wardrobe, both of which have a significantly negative impact on the original space. There are no architectural features worthy of note.

The room has a high capacity for change.

6.2 Significance

Statement of Significance

The George Hotel has high heritage significance, based on its evidential, aesthetic, historic and communal values.

Evidential value is low as there is a low likelihood of finding buried archaeological evidence of significant value on the site , but the building itself evidences the ways in which it has been used through time, and the changes that have occurred in architectural and interior design, not only in the key building elements, but also in decoration such as wallpaper and floor tiling.

The Hotel has high historical value because of its importance in the town and its relationship with the train station which signalled a key transition in the development of Huddersfield. Its high associative value comes in part from the connections with the notable Ramsden family who owned much of the land and property in Huddersfield from the 16th to early 20th centuries, and who initiated the development of the new town and relocation of the former George Inn to its new site next to the station. The fact that the building has retained it's original use as a hotel is a strong contributing factor to its historic and communal values.

The Hotel has high associative historic value because of the hotel's connection with Rugby League. Rugby League is an important game in Huddersfield and the West Yorkshire area, but as the location where the League was established, it cements the hotel's place in not just local, but national history.

This association also contributes to the high communal value, The hotel previously housed a small museum 'The Rugby League Heritage Centre' dedicated to the history of Rugby League and so its long-standing association with the sport is still widely known by the local communities, and valued, hence the establishment of new National Rugby League Museum elsewhere in the town centre. Due to the continued use of the building as a hotel, The George has high communal value to the people of Huddersfield. The majority of people in Huddersfield have attended a significant life event such as a christening, marriage, birthday or funeral in this Hotel and has been a constant source of collective memory.

The hotel also has high aesthetic value, primarily associated with Block A, the original part of the building. In common with much of the architecture in this area of Huddersfield town centre, the Italianate design and stone construction of the exterior provide a good example of architecture of the period. The significance of the hotel and the other individual buildings in the conservation area is enhanced by their additional group value. Internally, the retention of Victorian features adds to the hotel's aesthetic value (including where these are extant but hidden by later modifications). Some rooms, such as the commercial room, have very high aesthetic value and considerable significance, but modification to many of the other spaces from the 1930s onwards, has reduced their individual significance and that of the hotel overall.

SUMMARY:

BLOCK A has high significance and as such a limited capacity for change. The majority of this significance is held in the early 1851 built fabric with the decorative elements of the later interventions contributing moderate significance.

BLOCK B has neutral significance with the majority of the internal spaces being low quality and detrimental to the overall experience of the building.

BLOCK C has moderate significance with the majority of internal spaces having low/neutral significance due to the extent of alteration both historically and more recently. The ground floor dining room has moderate significance due to the extent of decoration in the internal finishes.

COURTYARD BALLROOM has moderate significance due to the extent of the decoration in the internal finishes.

7.0 Proposals

7.1 Brief

The George Hotel has been empty since 2010, with numerous attempts to re-develop having been unsuccessful as can be seen from the various planning applications lodged. This is primarily due to the small number of bedrooms and poor quality of bedroom accommodation in relation to the large areas of communal and ancillary space.

Heritage Action Zone funding has been allocated by Historic England, to regenerate the building, and save it from further deterioration. Kirklees Council now owns The George Hotel, and wishes to develop it for use by a hotel operator, not only to save this important building, but to support growth of the town.

Research by Queensberry Estates demonstrates that a minimum of 90 bedrooms are required for the hotel to be financially viable. In addition, there is a need for a c.100 covers banqueting suite, a c.70 covers food and beverage offer, and ancillary accommodation.

As well as remodelling and adaptation, work to the hotel will also involve the repair of interior plaster.

Design and Conservation Principles:

The following design and conservation principles were developed with the design team following the assessment of the significance of the building as part of the subsequent design development:

- the design should be sensitive to the listed status of the building and seek to enhance the significance
- alterations to built fabric with Considerable, High & Moderate significance should be subject to robust justification
- previous detrimental alterations should be reversed where possible
- the optimum viable use of the building as a hotel should be retained as this is a strong contributing factor to the overall significance
- any new interventions to be high quality design with high quality materials to re-enforce the quality of the original building
- the design must meet statutory and regulatory requirements
- sustainability should be considered in all aspects of design and servicing
- building to be structurally sound

7.2 Parameters for change

The conservation and repair approach has been carefully thought through to ensure that the proposals for the building maximise the retention of historic fabric and significance whilst also giving the building a viable future.

Where there has been conflict in terms of the proposed use and the ability to retain existing built fabric, this has been assessed and a balanced view taken on the need to retain historic fabric but also the need to secure a future for this heritage asset.

There were three main elements for understanding the building prior to preparing the proposals:

- Historic building assessment
- Archival material including historic building plans
- Site visits and inspections

In this introduction we run through each of these parameters for change and provide a summary of how we have achieved this below.

Significance:

The building has been subject to a thorough assessment of heritage significance based on extensive archival research, site visits and intrusive surveys. The findings of this study can be found within Chapter 4 of this Heritage Statement. Understanding the significance of the various elements of the building has been instrumental in determining the proposals.

Aesthetic Significance of the principal elevations have been retained in blocks A and C and in some cases better revealed by the removal of detrimental extensions (such as the entrance canopy and modern window insertions) in Phase 2.

Our understanding of the how the building operated and the overall planform has been enhanced within the original Block A with some more detrimental additions removed (e.g. suspended ceilings, modern internal partitions) and the ensuites have been removed from the original corridor spaces which have been reinstated as circulation. The Communal significance of this building is high and this is being retained by the continued use of the building as a Hotel with public facilities.

Level of Impact: High Beneficial

Consultation:

Bowman Riley and Kirklees Council have presented findings of research to local civic and historic societies, have met virtually and on site with senior officers of the Council, Conservation Officers and Historic England.

A website has been launched that provides information and contact details so that the public and stakeholders can provide their views on our proposals. This will be publicised through information distributed to over 6,000 households and local businesses, as well as extensive press coverage about the plans and consultation.

Whenever we have undertaken consultation with the public or with stakeholders this has contributed to our understanding of the importance of this building on a communal level. We have also been able to encourage people to submit their memories of the building to the “Memories of our Square” project which is being run by Kirklees and aims to compile all these memories into an illustrated book to be published in 2023.

Level of Impact: High Beneficial

7.2 Parameters for change (cont.)

Conflicts:

Where there has been conflict in terms of the proposed alterations and the ability to retain existing built fabric, this has been assessed in accordance with the process identified in section 3.4 and balanced against the public benefit and the need to retain the optimum viable (and original) use of the building in order to secure a future for this important heritage asset.

In general the majority of conflicts have arisen due to structural issues with areas of the building where significant defects have been encountered. Expert advice has been sought from CARE accredited Structural engineers in addition to workshops held with Structural Engineers and Economic advisors from Historic England to ensure any removal of historic built fabric has been only undertaken as a last resort in order to rectify a defect or to ensure the optimal viable use of the building as a hotel is being retained.

All conflicts are explored in more detail in the impact table.

Level of Impact: Low Beneficial

Landscape and setting:

landscape and setting has been fully assessed and proposals developed which will benefit the setting of both The George and the surrounding heritage assets and will create a gateway building which enhances the approach to the Huddersfield Conservation Area whilst also allowing better public access to the building.

Level of Impact: Neutral to Low Beneficial

Historic Features:

It is imperative that any historic features within the building should be retained and, where possible, exposed to allow appreciation of these heritage assets within the spaces for which they were designed. These assets will be retained in situ, repaired where required and, if possible, will be brought back into use. If these assets cannot be retained they will be fully recorded to enable restoration either as part of this project or in the future.

Level of Impact: Low Beneficial

Restoration of original corridors:

Inappropriate en-suites within this former corridor are to be removed and planform of original corridors to be reclaimed, allowing historic arched openings to be re-used and back of house areas to be returned to store rooms.

Level of Impact: High Beneficial

Plan Form Floor 1:

The removal of modern partitions and insertion of new lightweight stud partitions do not remove historic fabric and are therefore theoretically reversible in the future. While we acknowledge that this is not likely for a number of years, our restoration and revealing of the existing historic plan form offers potential in the future for plan form of The George Hotel to be re-instated if necessary.

Deposition of the Heritage Assessment with the Historic Environment Record will also ensure change will be informed in the future. Other options for mitigating harm and why these are unfeasible are explored further in section 3.0, for example fire regulation requirements.

Level of Impact: Neutral

7.2 Parameters for change (cont.)

Plan Form Floors 2 - 4:

The historic bedroom spaces on floors 2 to 4 will be retained, but additional fabric will be added. We would acknowledge that there is potential for this to cause harm (less than substantial) to the visual reading of plan form with the changes to accommodate en-suite bathrooms. However, there are a number of modern partitions which have replicated the historic cornice thus creating a false narrative of the historic development.

The majority of these walls are being removed and the new walls have been designed to read as modern insertions, thus restoring the appreciation of the historic planform.

Level of Harm: Low Beneficial

New Development:

The proposed design ethos of the elements of new build is to provide high-quality contemporary additions that are clearly an addition but are a contextual response in terms of scale and materiality. They have been designed to strike a balance between being of its time yet still respecting the setting of the heritage asset.

Level of Harm: Low Beneficial

Detractors

20th century low quality alterations such as the bar servery which currently obscures an external window which will be re-instated as part of the Phase 2 works, and the 20th century mock tudor stone fire place (which gives a false narrative) and surrounding wall in the bar area and the modern stair to the basement from the ground floor entrance are to be removed which will restore the 1851 plan form in this location. The 20th century coffered ceiling at the base of the stair is to be removed to allow a view of the stair and the curve of the balustrade which forms the landing over.

Level of Harm: Medium Beneficial

7.3 Proposed Design—Block A

The initial brief was to convert the existing 60 bed hotel into a 90+ bedroom hotel in order to create a Hotel which would be viable for the current market. Following the assessment of significance undertaken by the heritage team it was ascertained that Block B dated to the 1930's and the 1960's and did not contribute to the heritage significance of the building and as such had the most capacity for change. Block A was the most significant and had the least capacity for change and Block C had moderate capacity for change due to the amount of internal and external alterations that had been undertaken.

Block A

The proposals for the earliest, and most significant section of the building is adaptation to create further ancillary accommodation at ground and basement with hotel rooms at first and above.

Any alteration to an element of the building with significance has been carefully thought through to ensure the least harm whilst also ensuring the building complies with statutory regulations relating to access and escape in the event of a fire.

Planform: The original layout of the corridors is to be re-instated in order to allow appreciation of the historic planform.

Internal Doors: Full assessment of all internal doors has been undertaken with new doors within historic openings designed to replicate the original design of doors in these locations. All doors will be either upgraded or designed to meet current fire regulations.

Demolitions / Alterations: The architectural approach to demolitions and alterations is provided in the Design and Access Statement and sets out to protect significant elements of the building whilst removing inappropriate, low-quality and detrimental interventions.

The main element of demolition in Block A is the removal of the floors to all areas other than the corridor. Our CARE accredited engineer Ramboll, have identified that the spans of the floors are simply too long for the dimensions of the timber and do not comply with statutory regulations. As a result all floors will be replaced that are non-compliant. Locations of all historic cornices have been identified on the accompanying drawings and will be recorded prior to removal. Skirting boards and doors architraves etc. will be retained.

All areas of historic cornice will be replicated as part of the proposed works to match existing (two second floor examples shown below).

Example of historic door within existing opening

7.3 Proposed Design—Block A (cont.)

All proposed demolitions and alterations for Block A are identified on the following drawings: 8662-BOW-ZZ-ZZ-DR-A-.....

- P104 to P110 _ Demolition & Alteration Plans
- P130 to P132 _ Demolition & Alteration Elevations
- P145 to P146 _ Reflected Ceiling Demolition Plans
- P150 to P155 _ Demolition Photographs

All proposed interventions / alterations for Block A are identified on the following drawings:

- P300 to 303 _ Proposed floor and RC plans

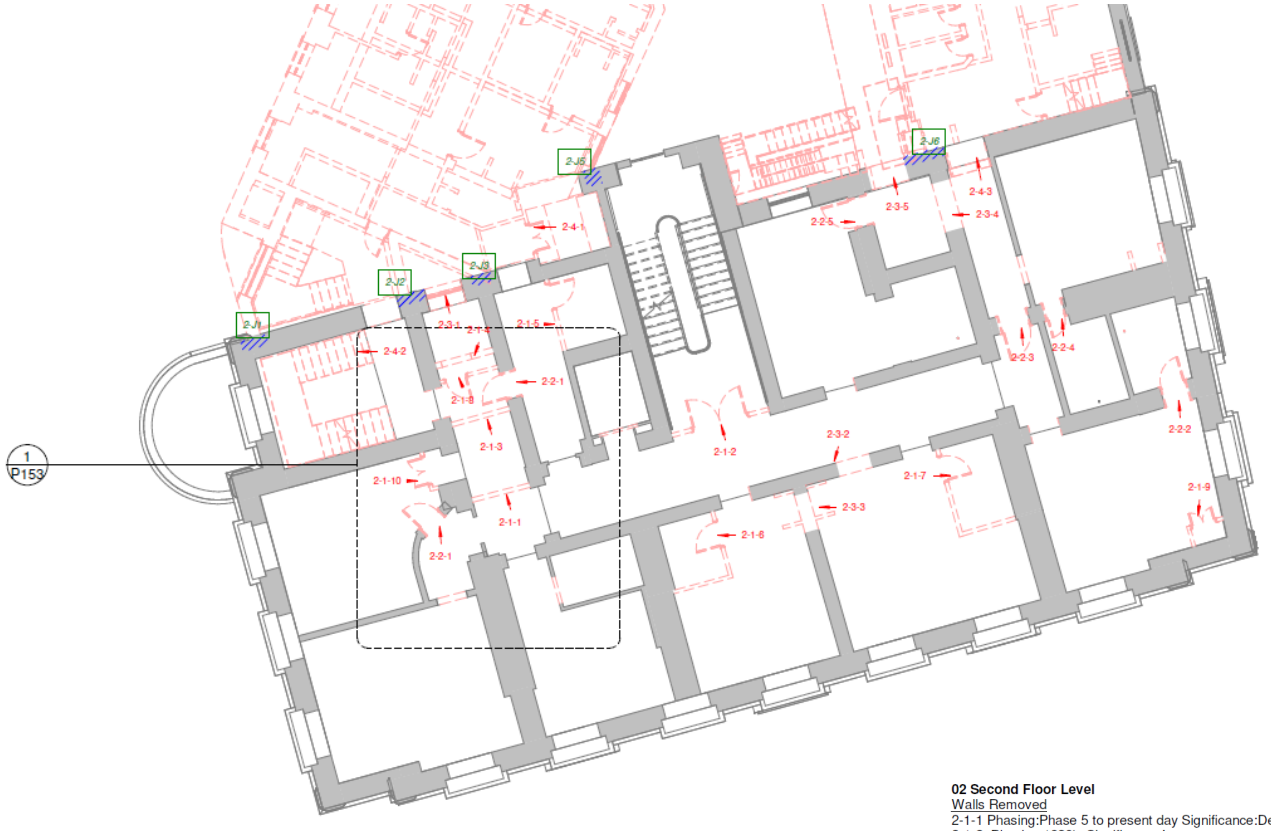
A selection of proposed details have also been shown on the following drawings:

- P310 to P360

These drawings cover details through wall, stairs, doors, proposed screens as well as Room Detail Sheets showing room plans elevations and reflected ceiling layouts FOR Considerable, High, Moderate and Low room types.

An example of a proposed demolition plan is shown opposite for the Second Floor and identifies each element of Demolition / alteration. The drawings also provides additional detail on the phasing and significance of the elements to be altered.

Call outs are added to the drawing which provide a link to a series of drawings showing photographs of the elements to be demolished.



02 Second Floor Level

Walls Removed
2-1-1 Phasing:Phase 5 to present day Significance:Detrimental
2-1-2 Phasing:1930's Significance:Low
2-1-3 Phasing:Phase 5 to present day Significance:Detrimental
2-1-4 Phasing:Phase 5 to present day Significance:Detrimental
2-1-5 Phasing:Phase 5 to present day Significance:Detrimental
2-1-6 Phasing:Phase 5 to present day Significance:Detrimental
2-1-7 Phasing:Phase 5 to present day Significance:Detrimental
2-1-8 Phasing:Phase 5 to present day Significance:Detrimental
2-1-9 Phasing:Phase 5 to present day Significance:Detrimental

Doors Removed
2-2-1 Existing door to be removed. Refer to photo.
2-2-2 Existing door to be removed. Refer to photo.
2-2-3 Existing door to be removed. Refer to photo.
2-2-4 Existing door to be removed. Refer to photo.
2-2-5 Existing door to be removed. Refer to photo.

Openings Formed
2-3-1 Phasing:1930 Significance: Low
2-3-2 Phasing:1851 Significance:High
2-3-3 Phasing:1851 Significance:High
2-3-4 Phasing:1851 Significance:High
2-3-5 Phasing:1851 Significance:High

Demolition - Other
2-4-1 Ceilings and floors to be removed. Refer to photo.
2-4-2 Existing metal staircase to be removed. Refer to photo.
2-4-3 Existing staircase to be removed. Refer to photo.

7.3 Proposed Design—Block A (cont.)

External fabric of the building has been retained and repaired as part of the previous Phase 2 works. The only intervention we are proposing to the principle elevation is to provide additional signage (details of which are subject to a separate application) and the provision of a new entrance canopy.

External doors will be updated and in some cases brought back into use.

Cycle storage is to be provided in addition to dedicated parking bays for the hotel.

Proposed CGI's above and adjacent showing the principle elevation and the new canopy

7.3 Proposed Design—Block A (cont.)

Internal Proposals

Internally, the design creates a high quality hotel offering which is furnished and decorated to an exception quality. This will ensure that the quality of the internal spaces will match the architectural and aesthetic value of the external elevations.

All insertions are to be in high quality modern adaptations in accordance with the design and conservation principles outlined at the commencement of the project. All interventions will be designed to showcase the historic quality of the internal spaces.

The location of the original walls (historically removed) have been identified using changes, or banding in floor material. The majority of the existing, historic finishes and features are to be retained, particularly at ground floor level with the retention of the decorative columns and pillars.

It is proposed to make reference to the 1930's interventions with the use of fixtures and fittings that make subtle references to the early 20th century whilst still being of their time.

Indicative CGI's adjacent showing the proposed alterations to the internal entrance spaces and bedrooms.

7.4 Proposed Design—Block B

Block B was identified as having high capacity for change due to the complete re-build of the structure in the early 20th century, and substantial alterations in the 1960's.

It was decided that the most efficient, and least harmful way forward for the building as a whole was to demolish Block B and rebuild.

This would allow the provision of hotel rooms from ground floor upwards (with natural light achieved at ground floor via a proposed lightwell, evident to rear of columns in CGI opposite) with ancillary accommodation at ground and basement levels.

Proposed CGI's above showing the new-build and adjacent photographs showing existing building externally and internally.

7.5 Proposed Design—Block C

Block C was identified as having Moderate capacity for change due to the extent of alterations that had been undertaken both internally and externally and the resulting structural condition.

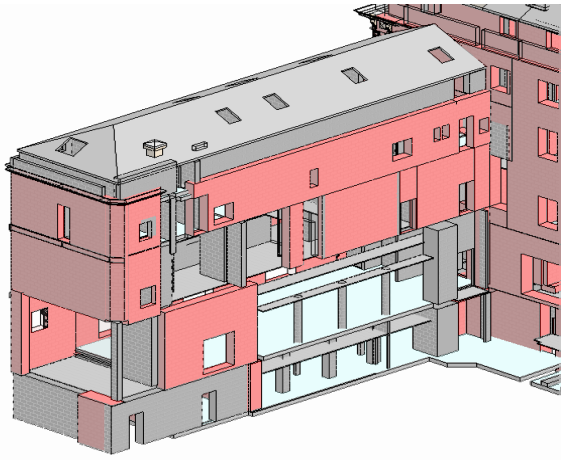
An initial structural survey was undertaken at the commencement of the external repair works in September 2021 which identified some significant structural defects with Block C.

The majority of the courtyard facing and North facing walls had been lost at Basement & Ground floor and the remaining wall over supported on steelwork inserted at first floor level. 50% of the wall had also been lost at First Floor and the full extent of the mansard wall at Third Floor had been replaced with blockwork. (historic walls identified in red on 3d sketch below)

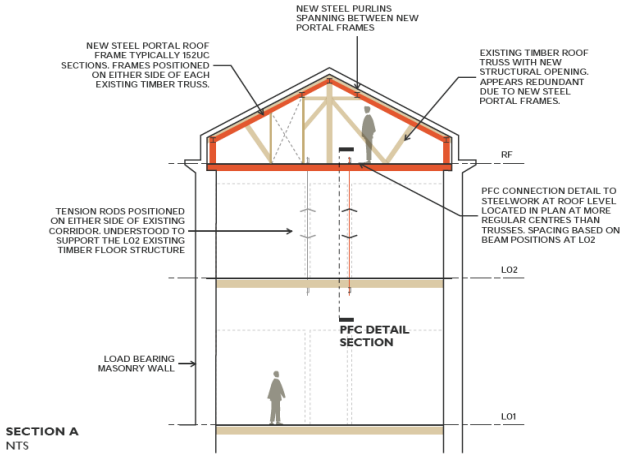
It became apparent that the structure supporting the second floor had failed and the solution that had been implemented was to install a new steel frame from which to hang the second floor. As a result of intrusive surveys it became apparent that this solution also extended down to the first floor. (See excerpt from structural report adjacent)

The internal walls needed to be removed to achieve the correct size and number of rooms, the internal courtyard wall prohibited the provision of adequate riser positions (see options appraisal on following page). Restrictive head heights at basement level and changes in floor levels resulted in a substantial redesign of Block C.

Proposed CGI



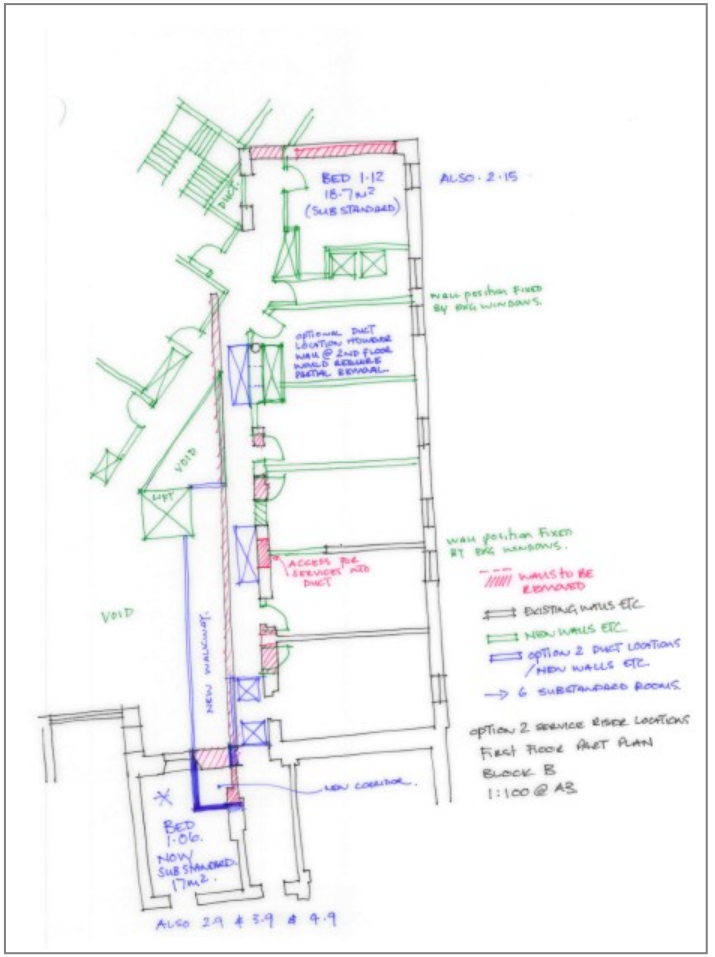
Location of remaining historic walls to block C identified in red



Excerpt from Structural Engineer's Report

7.5 Proposed Design—Block C (cont.)

Option 1 for redevelopment with service risers shown and the impact on First and Second Floors

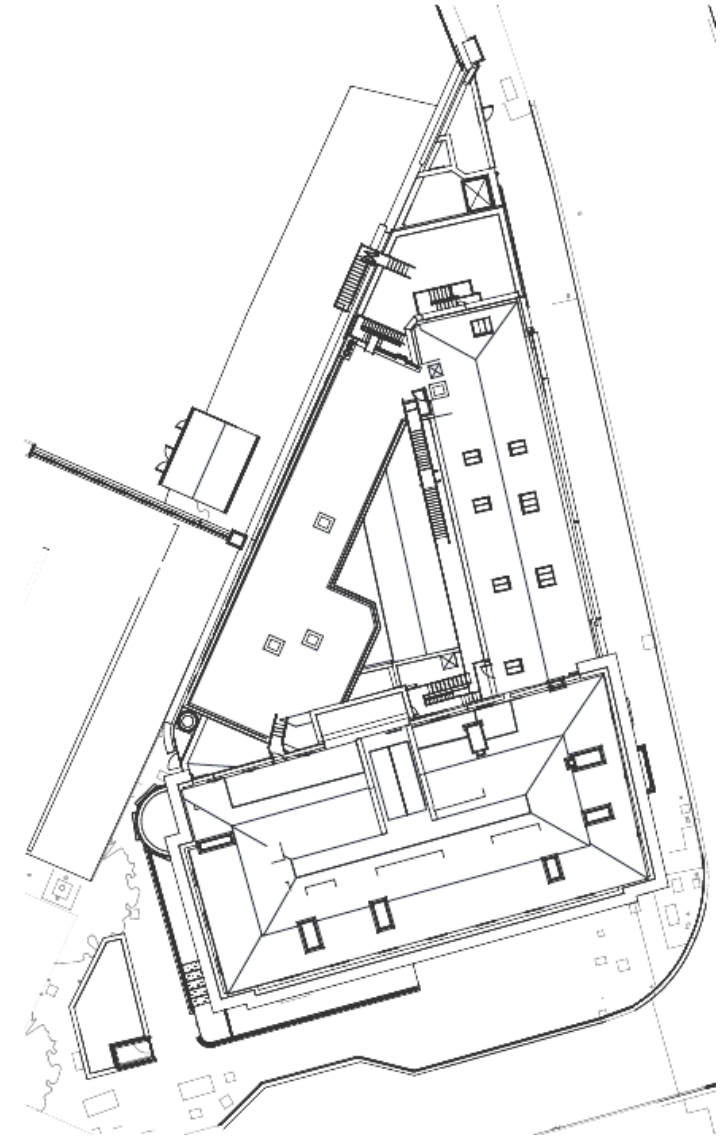


Option 2 sketch showing relocation of risers and impact on the adjacent Block A

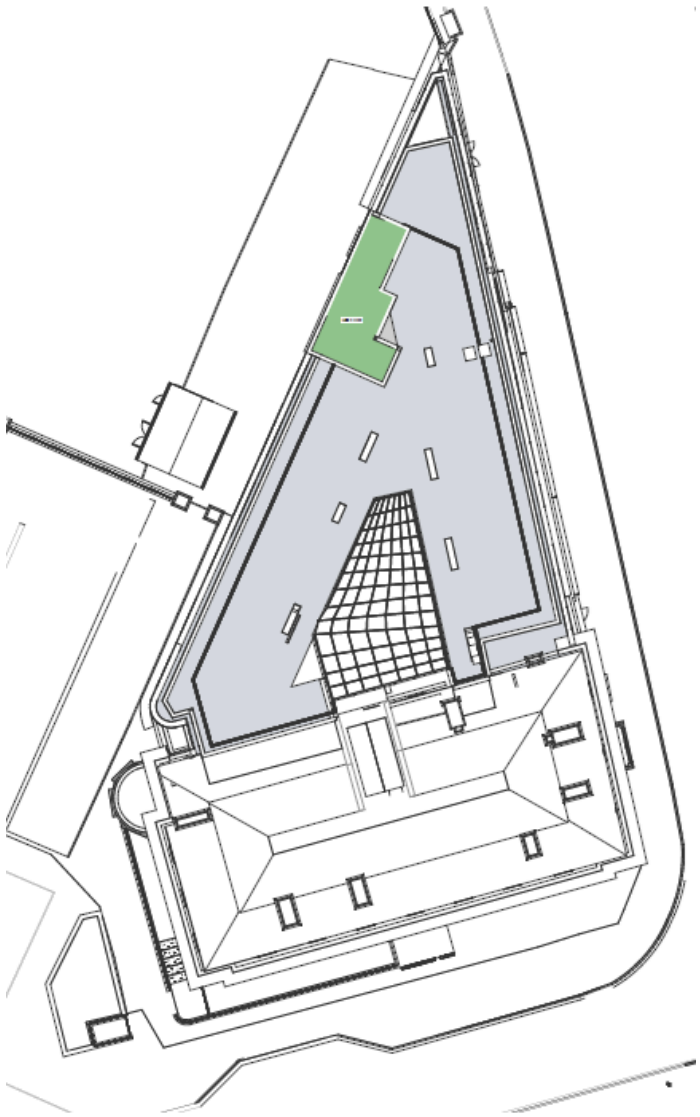
7.6 Proposed Design - Central courtyard / lightwell

Despite the demolition of Block B and the partial demolition of Block C, it is proposed to retain a similar building footprint with the three distinct blocks, but with the central courtyard enclosed to create a full height atrium running from ground floor up to a glazed roof at fourth floor level.

The stonework to the rear of Block A will be repaired and exposed within the atrium. This can be seen in the existing and proposed roof plans shown opposite.



Existing Roof Plan



Proposed Roof Plan

8.0 Impact Assessment

8.1 Overview

In order to assess the impact in a succinct way, as required by the NPPF, the proposals have been grouped into packages of work rather than individual items. All smaller elements of work to areas of the building which have been identified as detrimental will not be covered as these will be assumed to have a beneficial or neutral impact.

In addition to the impact on the heritage asset, an assessment of the impact on the Conservation Area and Castle Hill has also been undertaken.

Conservation area

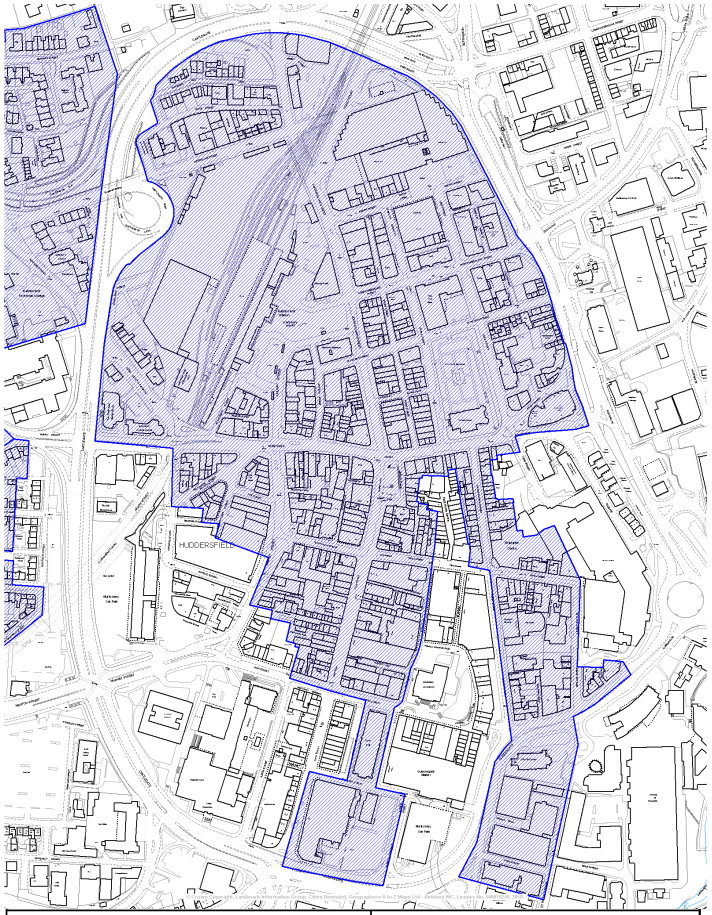
Huddersfield Town Centre conservation area encompasses the 17th century marketplace and the linear settlement that ran west to east along Westgate past the market place to the south, culminating in beast market to the east.

The conservation area then follows the line of late 18th century development to the south along;

- Queen Street (culminating in the late 19th century Ramsden Building and former Milton Congregational Church),
- New Street (past the Town Hall ending at the mid 19th century former co-operative building)
- Market Street towards the location of the former Cloth Hall.

The Conservation area is then bounded to the north by the inner ring road which encompasses the mid to late 19th century “New Town”, with St George’s Square, Huddersfield Train Station and The George Hotel at its centre.

This New Town was developed by Ramsden and overseen by Sir William Tite who acted as a quality commissioner resulting in high quality Italiante style buildings, constructed in stone with slate roofs which are generally three to four storeys in height with oversized windows at ground level.



8.1 Overview (Cont.)

Castle Hill

"*Castle Hill Setting Study*" prepared by Atkins and dated 2015, has been consulted in order to assess the significance of the site to the setting of the Scheduled Monument and the Grade II listed Victoria Tower and the impact of the development.

Visibility from Castle Hill:

It has been ascertained that the site is within the "Zone of Theoretical Visibility" when stood on Castle Hill facing North. However the fact that the site is located approximately 3km away and within a built up area means it is very difficult to identify individual buildings.

Views of Castle Hill:

24 views have been identified as having particular significance to the setting of Castle Hill. Views 2, 3, 4 & 5 are from the north and as can be seen from the viewpoint key, the site (identified as a blue dot) is located between the viewpoint and Castle Hill (identified as a red dot).

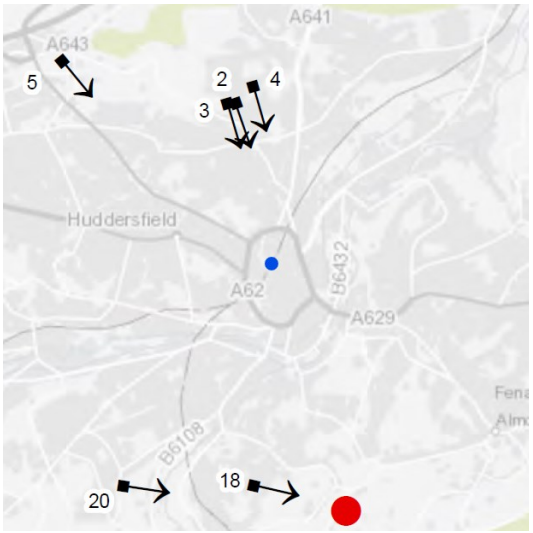
The approximate location of the site is identified using a red square in viewpoints 2 and 3.

The site is not visible from viewpoint 4 and 5.

Impact:

Significance of the site to the setting: Negligible

Impact of proposed development: No Harm

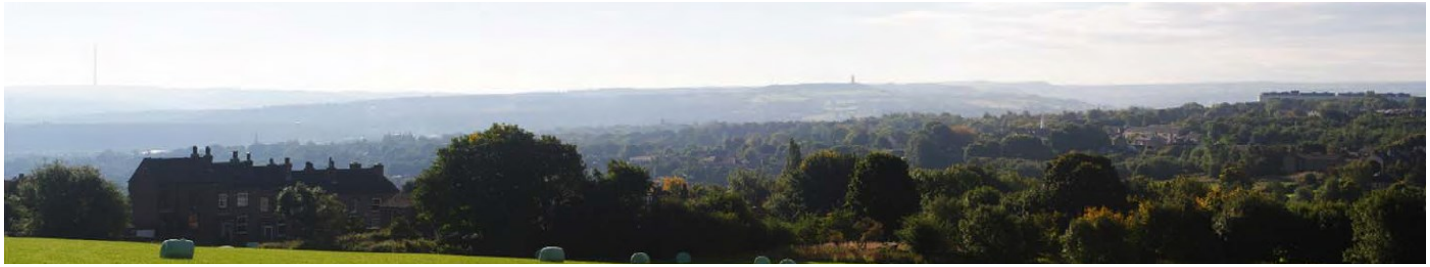


Viewpoint Key

Viewpoint 2

Viewpoint 3

Viewpoint 4



Viewpoint 5

8.2 Assessment of Impact on Significance

Element	Level of significance	Alterations	What is the potential impact	What is the need for change	Options for mitigation / enhancement	Can the harm be mitigated against public benefit	Final Impact
Block A Walls	High & Moderate	• Limited new openings formed within historic walls • More recent openings extended	Less than substantial harm	New doors are required due to the formation of protected escape lobbies which cannot be directly accessed by rooms. All doors to rooms need to be FD30 rated fire doors.	New doors have clearly been identified as modern insertions and escape routes have been designed to have the least impact on the layout of the building. New doors in historic openings are to match historic examples within the building which are appropriate for that floor.	Insertion of these doors is required to protect life in the event of a fire and will allow this building to be brought back into use as a hotel.	Major Beneficial
Block A Walls	High & Moderate	• Independent acoustic lining	Less than substantial harm	Small number of walls required acoustic upgrades to meet standards required by the hotel operator	Acoustic upgrades to be undertaken to one side of the wall only, the lining is independent and as such reversible. Acoustic wall linings have been located in lower significance rooms to reduce harm.	Upgrading of these walls is essential to create adequate acoustic separation to retain the optimal viable, and original use of the building as a hotel.	Minor Beneficial
Block A Floors	High & Moderate	• Replacement of floors and historic cornice details	Less than substantial harm	Existing floors are structurally not fit for purpose.	Majority of the ceilings within the building have been replaced in the 20th century. The options for retention and strengthening were considered but due to the close spacing of the joists and the work required to the bearing of the joists, the cornices and ceilings would be lost. Internal floor levels would need to be raised to accommodate acoustic and fire upgrades resulting in alterations to skirting and door architraves and doors heights. As a result, replacement of the floors was deemed less harmful than strengthening. All existing historic cornices to be identified, recorded and recreated.	Upgrading of these floors is essential to protect life in the event of a fire, and to create adequate acoustic separation to retain the optimal viable, and original use of the building as a hotel.	Minor Beneficial

8.2 Assessment of Impact on Significance (cont.)

Element	Level of significance	Alterations	What is the potential impact	What is the need for change	Options for mitigation / enhancement	Can the harm be mitigated against public benefit	Final Impact
Block A basement	High	• Existing modern floor finishes and limited areas of stone slabs to be lifted • basement to be tanked and insulated to allow re-use as office and storage.	Less than Substantial	The basement provides valuable space for back of house areas such as offices, cellars and stores. The basement is currently damp and is showings signs of water ingress.	Stone slabs to be retained and re-used where possible—currently allowing for re-use in courtyard setting. All the internal finishes have been recorded as part of the Matterport survey that was undertaken in 2022.	These back of house areas are required in order for the hotel to function and for it to retain the optimal viable, and original use of the building as a hotel.	Minor Beneficial
Block A Main Stair	High	• Additional hand rail to external wall	Less than substantial	In order to provide safe egress down an escape stair	Additional handrail to be provided in lieu of altering historic handrail. Missing balusters from historic balustrade to be replaced to match existing and repairs to handrail undertaken.	Additional handrail is required in order to provide safe egress in the event of a fire.	Minor Beneficial
Block A Planform	Moderate	• Internal layout amended to create suitable bedrooms with en-suite facilities and original corridor layout restored	No Harm	Create better sized bedspaces and more back of house facilities	Opportunity to enhance our appreciation of the historic planform by: • Restoring locations of historic corridors and back of house facilities adjacent to lift • Walls to be removed have detrimental or neutral significance • New walls to have simple, modern skirting and cornice detail to enable appreciation of historic and new	Better sized bedspaces are required in order for the building to retain the optimal viable, and original use of the building as a hotel.	Major Beneficial
Block A Doors	Low / Neutral	• Variety of modern doors & timber fire screens replaced and new provided • Historic doors upgraded to FD30 fire doors	No Harm	Requirement for fire doors to all corridors Majority of doors currently missing	New doors in existing opening to match historic door style New screens to be modern Critall style screens to complement early 20th century style in Reception, screens on upper floors to match.	Insertion of these doors is required to protect life in the event of a fire and will allow this building to retain the optimal viable, and original use of the building as a hotel.	Major Beneficial

8.2 Assessment of Impact on Significance (cont.)

Element	Level of significance	Alterations	What is the potential impact	What is the need for change	Options for mitigation / enhancement	Can the harm be mitigated against public benefit	Final Impact
Block A Ground Floor reception	Moderate	• Redevelopment of ground floor entrance, new entrance doors and external canopy • Removal of 1930's coffered ceiling at base od stair • Construction of new reception desk • New fixtures and finishes • New MEP Installations behind raft ceilings	Less than Substantial	The ground floor entrance has been altered extensively in the late 19th / early 20th century and promotes a poor quality appearance.	Stone slabs to be retained and re-used where possible—currently allowing for re-use in courtyard setting. All the internal finishes have been recorded as part of the Matterport survey that was undertaken in 2022. High quality design of new entrance will enhance the appearance of the entrance and will be more in keeping with the high quality of the external appearance. Some of the alterations are high quality and will be retained such as the down stand detailing and associated cornicing	Back of house areas are required in order for the hotel to function and for it to retain the optimal viable, and original use of the building as a hotel.	Minor Beneficial
Block A Former Tudor Bar	Moderate	• Removal of existing bar • New MEP Installations behind raft ceilings • Removal of mock Tudor fire and 19th century infill to create bar	Minor Beneficial	Allow the space to be opened up to re-instate the original window along John William Street	Floor finish to show former location of partition walls.	Existing low spec finish to be replaced with high quality fixtures and fittings which will match the architectural and aesthetic value of the external elevations	Major Beneficial
Block A Planform	Moderate	• Internal layout amended to create suitable bedrooms with en-suite facilities • Restoration of Historic corridor layout	No Harm	Create better sized bedspaces and more back of house facilities	Opportunity to enhance our appreciation of the historic planform by: • Restoring locations of historic corridors and back of house facilities adjacent to lift • Walls to be removed have detrimental or neutral significance • New walls to have simple, modern skirting and cornice detail to enable appreciation of historic and new	Better sized bedspaces are required in order for the building to retain the optimal viable, and original use of the building as a hotel.	Major Beneficial

8.2 Assessment of Impact on Significance (cont.)

Element	Level of significance	Alterations	What is the potential impact	What is the need for change	Options for mitigation / enhancement	Can the harm be mitigated against public benefit	Final Impact
Block B	Neutral Contribution to Conservation area: Neutral	• Demolition of Block B and re-development to provide a new build extension to rear of building	No Harm	Existing bedspaces are too small and are not fit for purpose. Floor to floor heights restrict re-use and extensive underpinning would be needed to extend the additional storey which is essential to achieve bedspace numbers.	Opportunity to enhance the appearance when approaching from the Railway Station. Historic boundary wall at external ground level to be retained, with new build designed to reflect the curvature of this wall. Lightwell introduced to reduce overlooking issues from the car park and to allow re-instatement of railings to boundary wall.	Achieving the minimum number of bedrooms whilst also retaining Block B was not possible. Demolition required to retain the optimum viable use of the building as a Hotel and retain the significance of this heritage asset.	Major Beneficial
Block C	Moderate Contribution to Conservation area: Moderate	• Partial demolition and re-development to provide a new build extension	Less than substantial	Partial demolition required in order to achieve the number of bedrooms, adequate head height within the basement and level access at the upper levels.	Retention of the John William Street elevation Retention of internal architraves and existing windows	Achieving the minimum number of bedrooms whilst also retaining the majority of Bock C was not possible. Partial demolition required to retain the optimum viable use of the building as a Hotel and retain the significance of this heritage asset.	Major Beneficial
Ballroom and central courtyard	Moderate	• Demolition of Ballroom and enclosure of central courtyard to form central atrium	Less than Substantial	Due to the additional height within the ballroom this raised the first floor within the new Block B which resulted in additional bedrooms at first, second and third floor only . To create a fourth floor of bedrooms would have resulted in an overly prominent rear extension	Retention of the ballroom was considered but with the demolition of Block B and the need to create an internal atrium in order to accommodate the lifts and the access corridors, this would have resulted in the majority of the ballroom being lost. Ballroom to be recorded prior to demolition.	It was not possible to achieve the numbers of bedrooms required in order to create a viable hotel offering whilst also retaining the ballroom. Demolition required to retain the optimum viable use of the building as a Hotel and retain the significance of this heritage asset.	Major Beneficial

9.0 Conclusion

Summary

The level of alteration to the three buildings on the site has been carefully considered to ensure that the significance of the three buildings is taken into consideration whilst also achieving the original project brief to achieve...

> *"development of a sympathetic scheme which achieves a balance between the need to protect the significance of the heritage asset with the need to secure a long-term, viable future for this historically important Hotel."*

The hotel also needs to be structurally sound, meet the needs of less able guests and allow safe egress in the event of a fire.

The proposed alterations are continuing the historic pattern of development to adapt to changing needs.

Mitigation

It is proposed to undertake a full photographic and measured survey of any elements to be removed to enable interpretation and understanding and to enable later reinstatement to match. These actions will allow the buildings to be understood by future generations whilst still allowing them to be used and maintained now.

Statutory Compliance

Paragraph 202 of the NPPF states that:

> *"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 securing its optimum viable use."*

The optimum viable use for this building is as a Hotel with accessible leisure facilities accessible to the public which was the original intended use for the building.

The proposed alterations and extensions will ensure that the hotel will be a structurally sound, safe and compliant hotel and workplace.

Overall Impact

The overall impact on the significance of the heritage asset and the setting is as follows:

- Block A – Beneficial
- Block B – No Harm
- Block C – Less than substantial harm (very low level of harm)
- Site – No Harm
- Conservation area - No Harm
- Castle Hill—No Harm

The evidence presented in this report suggests that the proposed works to the building are in accordance with the relevant policies set out in the NPPF.

Any harm to significance is outweighed by the retention and recording of historic features and the substantial public benefit of creating safe and accessible hotel which is viable for the intended use.

BOW MAN RILEY | Kirklees COUNCIL

RED Radisson

6.3 APPENDIX C : RESPONSE TO HISTORIC ENGLAND COMMENTS

THE GEORGE HOTEL

REVISION P1

BOW MAN RILEY | Kirklees COUNCIL | RED Radisson

Response to Historic England Comments

March 2023

1.0 Introduction

1.1 Purpose of the Report

Bowman Riley submitted an application for Planning and Listed Building consent in January 2023 and received formal comments from Historic England in a meeting held 07/03/2023.

This document is to provide a formal response and further clarification to queries raised.

2.0 Feedback

2.1 Feedback Received

Extensive consultation has been held with Historic England in order to address feedback received. The following timeline shows the consultation process:

2021:

- Meeting Historic England—Initial feasibility feedback

2022:

- Site meeting Historic England—Review of existing building
- Meeting with Historic England Structural Engineers—review of structural alterations
- Meeting with Independent economics advisor—Historic England
- Submission of Listed Building and Planning Application

2023:

February:

- Feedback received from Historic England and Victorian society
- Site meeting Historic England

March:

- Meeting with Historic England
- Elevations revised and justification document prepared
- Site visit with LPA and representative from the Victorian Society

April

- Further feedback received and meeting held to discuss changes required
- Final revisions to elevations

The following queries were raised in relation to the design of the elevations:

1. Query raised ref. elevational treatment to JWS new build.

- Should read separate to the retained section of façade

- Consider 'book-end' stone element at the apex to split the elevation into 3 distinct buildings.

2. Query raised ref. elevational treatment to car park side

- Stair core wall – should some variety/relief be proposed? Blind windows?

- If apex is amended as 3 above what happens as this element wraps around onto the CP elevation?

- Should top of stone new build section be lifted to align with the top of the stone parapet on block A?

3. Query raised ref. light weight upper storeys

- Can top floor be made less prominent generally?

- Should windows be reduced as per Victorian building?

The following query was raised in relation to the justification for Block C retention:

4. Re. Block C façade retention

Further justification required why block C 1930's restaurant @ ground floor cannot be retained.

- Noted largely structural as basement has to be lowered 1200mm to achieve usable headroom

- BR to provide further narrative.

It was also requested that the following actions be undertaken:

- BR to add appendix to DAS to describe the elevation design narrative

- Query ref. detail of the proposed materials. Noted on-going works. BR to provide detail in due course.

- Query regarding recreation of details within the existing dining room

3.0 Initial Design Changes

2.1 Initial Elevation Changes

Points addressed—see elevations opposite for number references:

1 Windows on new curved section of east elevation are mirrored as new blind reveals

2 Parapet increased on the west elevation and the parapet increase continues on the north to the east elevation

3 Level 04 glazing on west elevation lower panel concealed behind the parapet forming a better relationship with the existing mansard roof windows

4 Level 03 window types above the Block C façade on the east elevation have been regularised and spaced accordingly

5 Level 04 glazing on the east elevation up the end of the Block C façade has been conjoined to appear as a single volume

6 New massing to the north simplified by reducing the secondary material and extending the stone façade in the same plane up the new parapet height

7 Level 04 glazing on east elevation to the north above the new stone parapet matches item 3

8 Level 03 window types within the massing to the north are regularised and arranged uniformly across the east and west elevation

9 Level 01 & 02 windows types sitting in stone façade changed to match and arranged to form a sense of symmetry on the John William Street and echoed on each side to form a feature where the building façade converges

WEST ELEVATION.

EAST ELEVATION.

22/03/23 The George Hotel · OPTION ·

The George Hotel Sketch 22/03/23

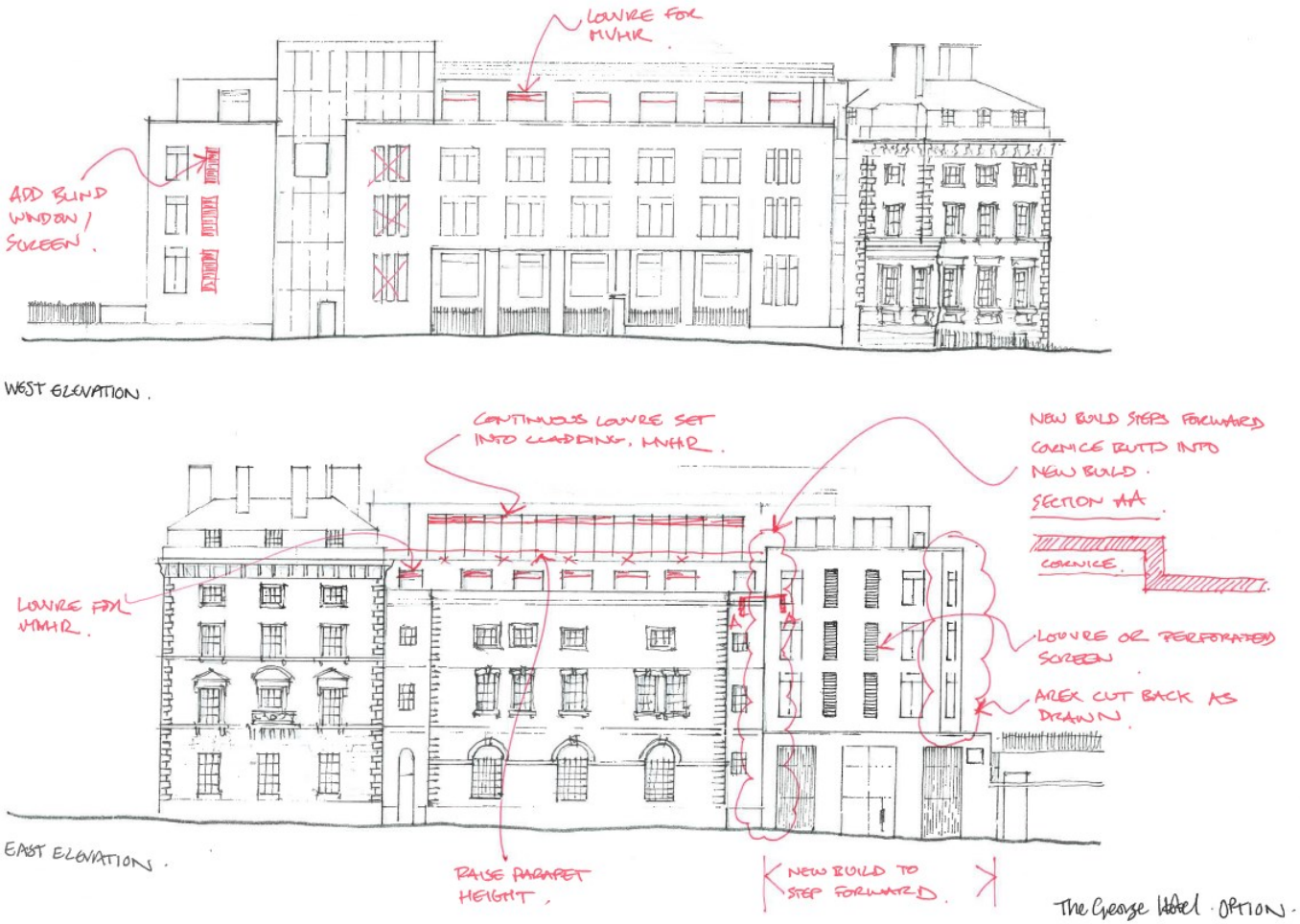
The George Hotel Sketch 22/03/23.

4.0 Final Design Changes

4.1 Final Elevation Changes

A meeting was held with historic England to discuss further changes required to the elevations.

The mark up opposite shows the points which were discussed and the following sketch model shows the alterations to the model which was also tabled and reviewed in the meeting.



4.2 John William Street Elevation

4.3 Train Station Elevation

4.4 Design approach

The proposal is challenged to design a form and space between two facades, the east and northwest, to converge at a point where there is a level change between a car park and busy town centre active street front.

Along John William Street, the design mindfully considers the pedestrian's interaction with the building with a playful tactile feature material and continuing the order with three openings as per the existing façades of Block A and C. This section of wall is deeper than above to establish a more dramatic reveal.

From Level 01 to 03, the chamfered hip to the north and the arrangement of symmetrical openings equal on each façade takes a cue from the adjacent buildings opposite on JW Street. See attached photos.

From Level 01 to 03, the design along JW Street considers the significant presence of Block A, Block C's existing recesses created in the facade stepping in at each end, and the abutment up to the existing return with the new massing.

The increased parapet height, new stone planar facade up to Level 04, and chamfered wrap around the building, has created a building front which contributes to the street and conservation area as a single frontage. The abutment of the new facade into the existing Block C has a similar treatment from the building opposite which blends with the character of the conservation area. This area of frontage aligns with Block C and at its head with Block A's parapet, providing a clear line where it meets the existing Block C façade and further exaggerated in plan given the wall line on Level 03 is set back with a lower parapet.

The points suggested by Historic England adds to the current key design principles implemented in the current proposal with the points to provide a more coherent proposal. The increase of the Level 03 parapet height around the building, introduction of stonework for key portion of façade and the rationalising of window types, has pushed the design as an active addition to John William Street to be read with the Block A and C façade arrangement whilst connecting as a complete building across the west elevation.

4.3 Final Visuals

4.0 Final Design Changes

4.0 Final Design Changes

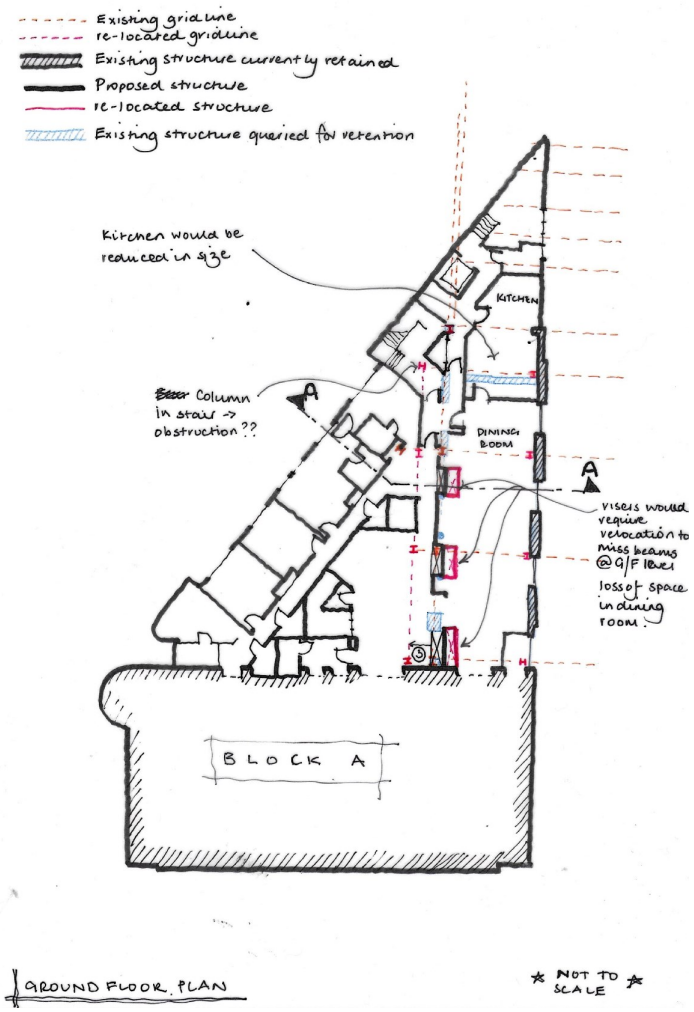
4.1 Justification for Block C façade retention

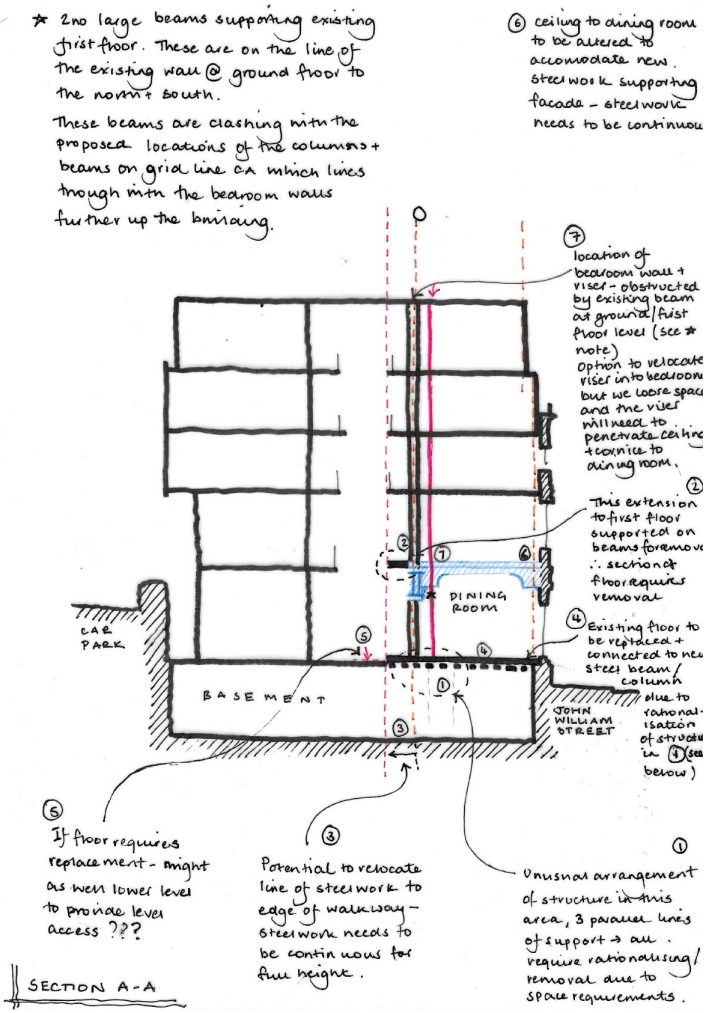
Overview

The following sketches have been created in order to provide some clarity on what options were considered to allow for the retention of the first and ground floors.

These take into account the requirements for the following design criteria which are required to create a feasible and operational hotel offering:

- Minimum bedroom sizes as specified by the hotel operator
- The need for increased head height at basement floor level
- The instability of the upper floors and the requirement for their removal
- Requirements for M&E and servicing





Unusual arrangement of structure at basement

At basement level there appear to be 3 levels of support to the ground floor:

1. masonry wall which defines the corridor at basement level

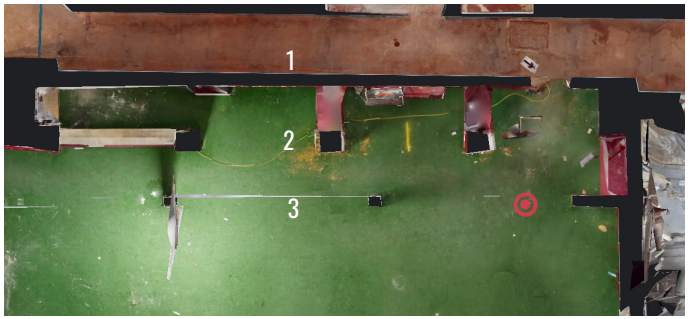
2. 3no. Large rectangular columns

3. 2no smaller rectangular columns and stub walls to either side

It appears that all of these structural supports perform some function in supporting the ground floor over. Additional head height is required at basement level and as such the basement floor requires lowering by approximately 1m.

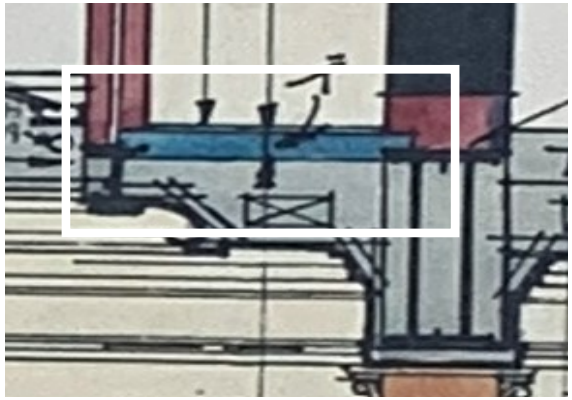
If all columns / walls were to be retained and underpinned this would cause considerable restrictions to the use of the basement floor as a function space.

The practicalities of underpinning all these structural elements individually would have severe issues from a buildability and health and safety perspective.



Support to first floor corridor

First floor corridor to be removed due to demolition of central ballroom and associated supports. The existing first floor over the dining room would need to be replaced in order to achieve the cantilever required to create the overhanging balcony. The following is an excerpt from the historic 1938 sections of the building showing the additional support which would need to be removed.



Existing structural support to first floor and wall over

As can be seen on the 1938 section below, 2no. beams were installed to support the internal face of the first floor in order to undertake extensive removal of the original wall at ground floor level.

Opening up works were undertaken in order to confirm the location of these beams and they are extant in the location shown.

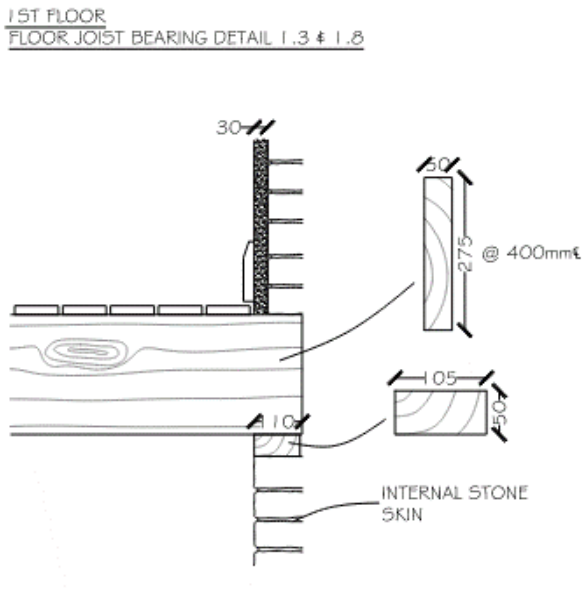
Each of these beams is approximately 1.3m high by 0.5m wide and they are located on the line of the proposed structural frame to Block C (see previous sketch) and the proposed riser locations.

These beams support the floor, wall over and the cornice/ downstand detail below.

Structural integrity of first floor

If the first floor was to be retained this would need to be upgraded for acoustic and fire purposes . A survey was undertaken by the structural engineers of the first floor which found the following:

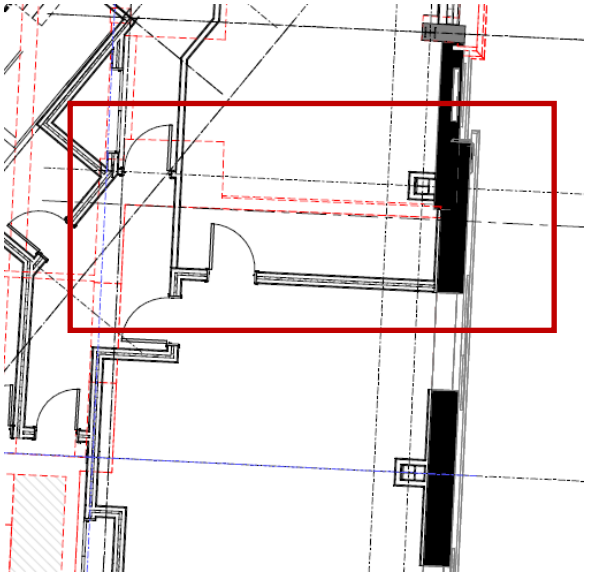
In summary, the joists are 275mm x 50mm, running E-W at 400mm at first floor, as shown below:



Based on what we have learnt from Block A, and also the upgrade to the floors that would be required (acoustic / fire), I would expect that the floors would require significant strengthening if they were to remain.

Reduction in Kitchen size at ground floor

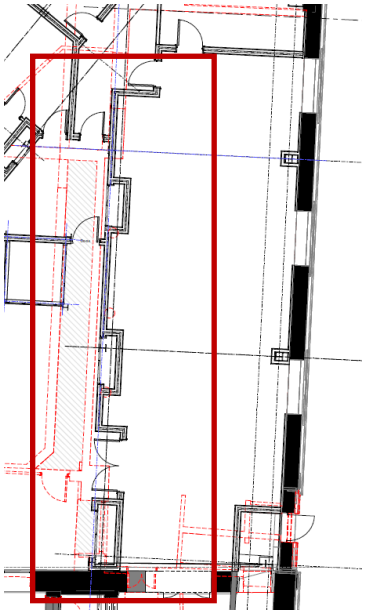
The north wall to the dining room needs to be relocated further into the dining room in order to create the correct kitchen size. If this wall was to be retained it would not be possible to create a functioning kitchen equipped to deal with the number of guests required.



Requirement for full height risers to serve bedrooms on upper floors

As can be seen from the excerpt of the ground floor drawing below, which shows an overlay of the proposed construction on the demolition which is indicated by a dashed red line, the position of the risers clashes with the location of the large steel beams supporting this wall.

These risers are on the location of the wall separating the balconies from the bedrooms and as such cannot be moved further into the bedrooms as these will result in a reduction of the room size which are already at a minimum.



5.0 Conclusion

5.1 Summary

Retention of Dining Room

In conclusion it is not possible to retain the ground floor dining room due to the following issues:

Ground Floor:

- Ground floor requires replacement in order to remove arrangement of columns at basement level
- Ground floor to be lowered to create level access

First Floor:

- Obstruction caused by the existing steelwork supporting the ceiling over the dining room impacting:
  - ◊ Location of the risers and the subsequent impact on room sizes
  - ◊ Positioning of proposed steelwork which needs to extend full height
- Floor structure requires replacement in order to create cantilever to form balconies
- Floor requires replacement to achieve strength, acoustic and fire separation requirements

Plan form:

- Reduction in plan form required in order to accommodate kitchen size

Decorative internal details:

- Internal cornice and downstand supported from the floor over and the 2no large steel beams along the west wall.

Recreation of internal features

As the dining room will not be the same proportions as the existing , it would be creating a false history if the cornice and column details were replicated.

It is proposed to update the dining room with a high quality fit out which is of its time. This is continuing the approach taken throughout the life of the building where the Hotel has been adapted to suit the requirements of the present day.

The features present in the dining room such as the decorative columns are to be retained in Block A and as such the history of the alterations undertaken in the 20th century will still be evident and respected.

A full visual scan as well as documentary evidence of opening up works has been undertaken of the dining room, and a full record of the decorative ceiling finishes will be undertaken and deposited in the local archive for future reference.

Revised Elevation Design

Revised designs for the elevations have been produced which address the majority of the concerns raised by Historic England, whilst still retaining the project brief from the client and the end user.

This revised design respects the hierarchy of the existing building, the language and materiality of the conservation area and creates a focal point when entering the town along John William Street.

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