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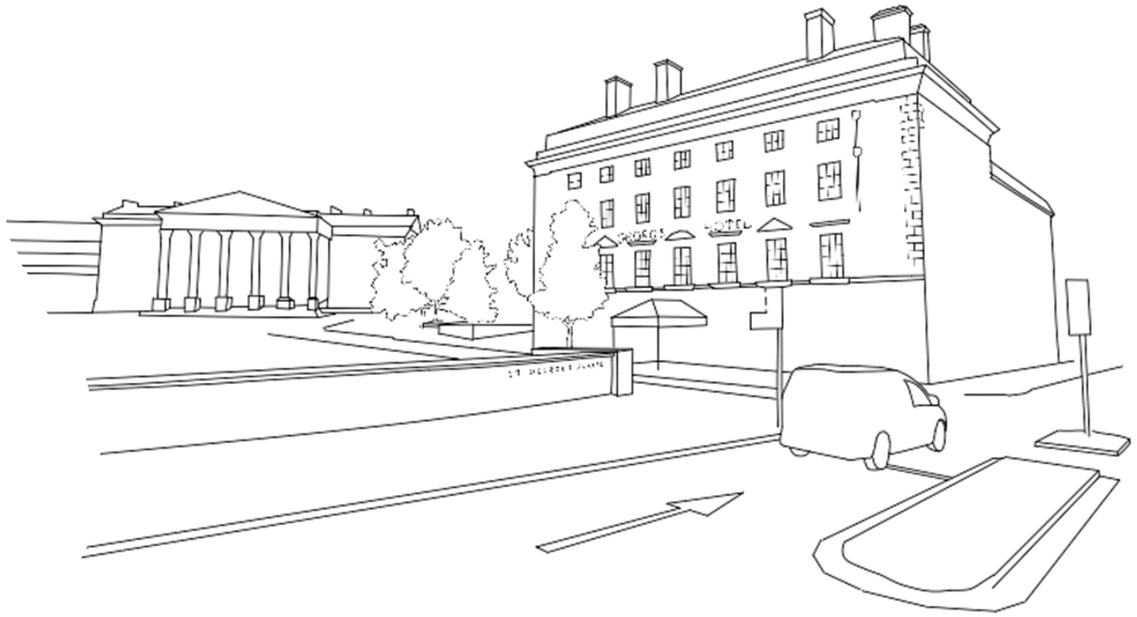
THE GEORGE HOTEL, HUDDERSFIELD

Listed Building Consent - Structural report



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THE GEORGE HOTEL, HUDDERSFIELD

Listed Building Consent - Structural report

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1. Introduction

1.1 Ramboll role in the project

Ramboll have been appointed by Bowman Riley Architects for the delivery of the following engineering disciplines within the George Hotel Project:

- Structural engineering
- Above and below ground drainage
- Geo-environmental engineering (geotechnical and ground contamination)
- Flood risk assessment
- M&E engineering
- Vertical transportation

This report focusses on the structural engineering elements of the project. The other Ramboll disciplines are described in other supporting documentation.

1.2 Purpose of this report

The purpose of this report is to support an application for Listed Building Consent for the redevelopment of the George Hotel ('the site') and outlines the Structural strategies developed and adopted within the design proposals completed at this stage of the design process (mid – RIBA Stage 3). This report will be included within the submission documentation.

During the earlier design stages of this project, Ramboll has contributed to the option selection process. A range of options were considered to explore how the brief could be achieved structurally, to minimise the level of change and associated impact of this change on the historic fabric.

The format of this report is to introduce and explain the approach adopted to the key structural aspects of the scheme. Typical sketches and images have been included within the text to help explain the points discussed, however, due to the scale of these images it is not possible to portray the full detail of the Ramboll proposals with just this report. This report must be read in conjunction with the Ramboll LBC structural drawings, included in the appendices.

1.3 Other reports

The other Ramboll disciplines mentioned in section 1.1 of this report are providing separate documentation to input to the LBC and Planning Application. However, where relevant the key aspects of the Geo-environmental engineering have been summarised in this report.

1.4 Structural Conservation Principles

The approach taken by Ramboll on the George Hotel Project, recognises the key principles of good conservation, which include:

- ***Understanding historic significance*** – working closely with Bowman Riley, it has been established what is significant before any structural solutions are developed

- ***Understanding structural form and actions*** - The structural actions presented within the building structure have been fully understood to enable sympathetic and complimentary repair and alterations to be undertaken. Without this understanding there is a risk that the proposals are not compatible with the situation at hand or could have a detrimental effect on the original fabric, either immediately or over the years to come

- ***Diagnose the cause of any defects correctly*** – allowing the correct repair / solution to be provided, reducing the risk of damage to historic fabric from inappropriate action

- ***Minimum intervention*** - A conservative approach of minimum intervention and disturbance of fabric is key

- ***Intervention must be honest and distinguishable from the original fabric*** - Repairs or alterations are, where possible, wholly apparent from the original fabric, with deliberate "ageing" or disguising of the new works avoided, and if necessary, dating of new items will be included.

- ***Adopt materials and techniques on a 'like for like' basis*** – this approach enables the structure to be retained and function as it always has. New technologies and modern materials are to be used with caution and good reason.

- ***Alterations should be reversible where possible*** – this is to enable original fabric to be identified and re-established if necessary

- ***New work is of complementary quality*** – the proposals are to compliment the original fabric, not compete or conceal it.

- ***Keep accurate records*** - What cannot be retained has been accurately recorded to inform future generations what was present before these works

- ***Encourage routine maintenance and good housekeeping*** - true conservation can be achieved with a relatively modest regime of routine maintenance and good housekeeping

2. The project

2.1 The site

The George Hotel building is in the centre of Huddersfield on St George's Square.

The site sits adjacent to the main railway station in Huddersfield. The site is bounded by John William Street to the east, St George's Square to the south and a carpark associated to the railway station to the west/north. The site topography varies with a series of retaining structures at basement level. Generally, the adjacent land to the site slopes west to east.

- Nearest postcode: HD1 1JA
- Grid Reference (6 Figure): SE144169
- Easting: 414409, Northing: 4516925
- Latitude: 53.648632, Longitude: -1.7834879

❶ **The George Hotel (Block A)**

❷ **The George Hotel (Block B)**

❸ **The George Hotel (Block C)**

❹ **Huddersfield Railway Station**

❺ **Existing Network Rail Bridge**

❻ **St George's Square**

❼ **Network Work Rail Carpark**

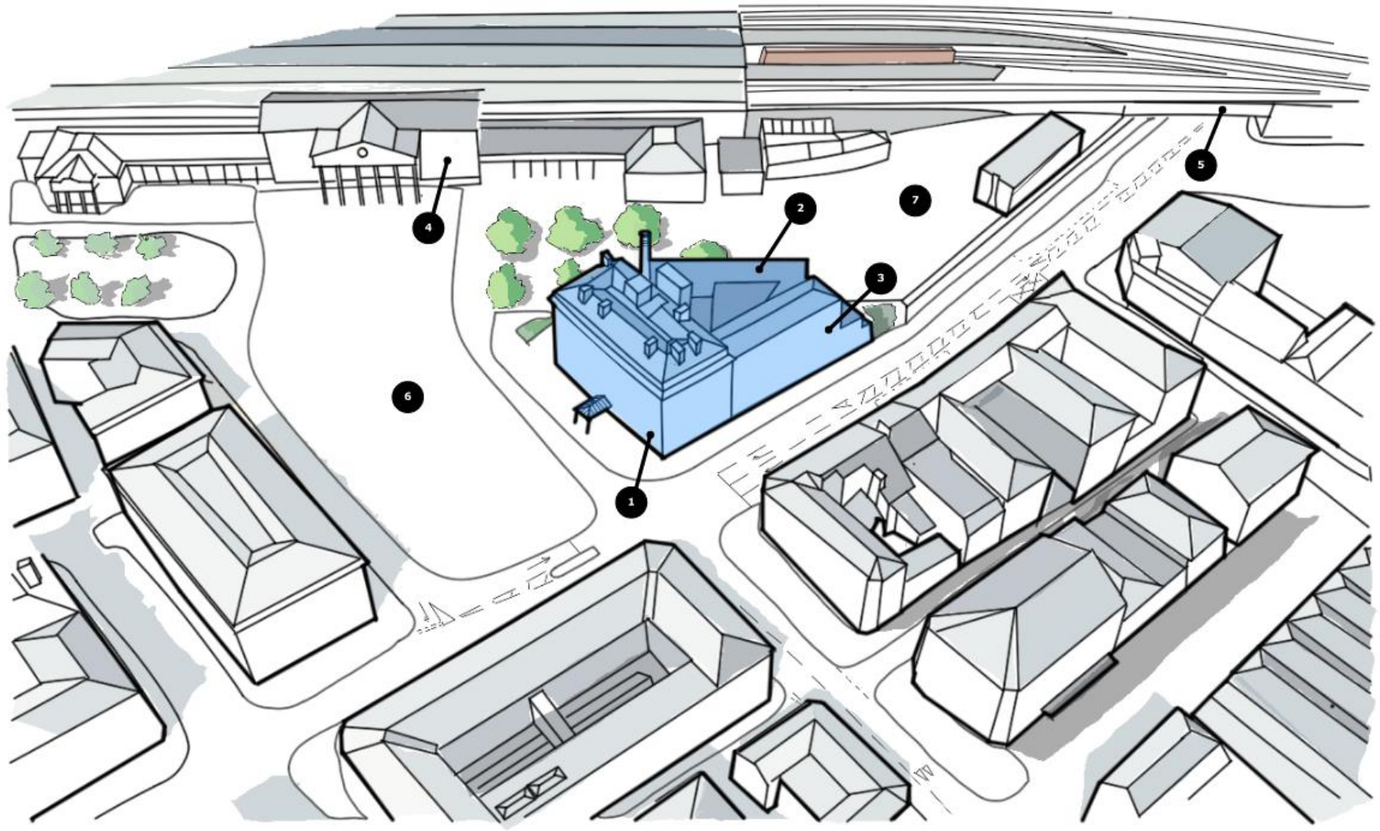


Figure 1. Site plan

2.2 Site constraints

Proximity to railway infrastructure ❶

- Proximity to the operational railway infrastructure.
- Disturbance to the railway station building/assets due to construction noise and vibration will need to be mitigated during works. Possible restrictions on tower crane options due to the proximity of Network Rail assets. A Basic Asset Protection Agreement may be required with Network Rail as part of the works.

John William Street ❷

- Busy operational highway and pedestrian footway. Potential for conflicts with pedestrian/vehicular movements.

Existing retaining wall ❸

- Existing retaining wall along the western building edge. Archive drawings suggest historic underpinning (circa 1930's) of this structure to reduce basement level.

Existing retaining wall ❹

- Existing retaining wall along the eastern building edge to John William Street. Archive drawings suggest historic underpinning of this structure to reduce basement level.

Operational car park ❺

- To the west, Network Rail surface car park providing approximately 50 No. car spaces. Electricity substation located within the boundary of this car park.

St George's Square (public realm) ❻

- Busy public realm area with central water foundation.

Listed building/conservation significance ❼

- Existing building has listed status which may impact on ability to alter the proposed retained facade and have an impact on the construction sequencing and design philosophy. The proximity of the proposed retained Block A may also impact on the methodology and sequencing of the new build works

Potential undermining of existing building ❽

- Existing wall foundations likely to be undermined thus requiring underpinning.

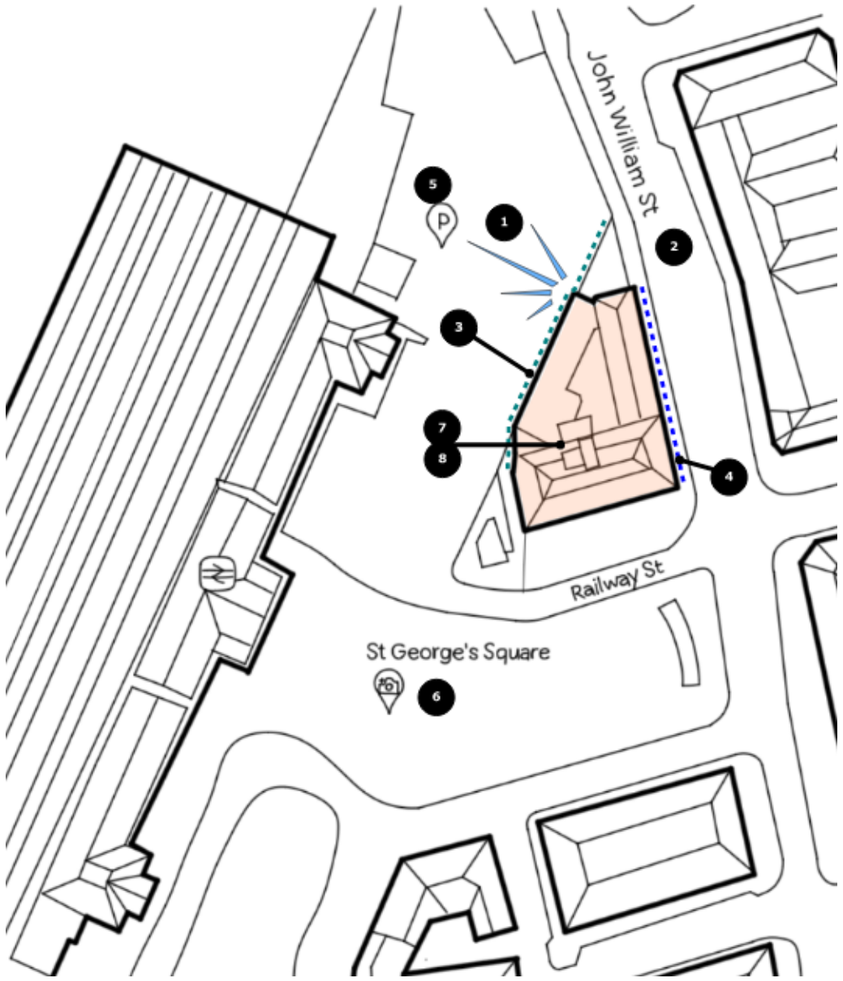


Figure 2. Site constraints

3. Background

3.1 Building Structure

Our understanding of the existing structure is based on the following sources:

- Archive drawings (1855-1938)
- Point cloud measured survey
- Visual inspections during condition survey (report dated September 2021, see Appendix 4) and site visits
- Local opening-up works to expose and record the existing structural elements (see Appendix 5)
- Trials pits at basement level to expose and measure existing strip foundations (see Appendix 5)
- Intrusive cores through existing retaining walls to understand construction type and wall thickness (see Appendix 5)

A summary if the structural form of each of the blocks is given below

3.1.1 Block A

The structure of Block A (original 1850s block) is timber joist suspended floors on masonry load-bearing walls with a masonry basement retaining wall. The joists are generally at close centres and are pocketed into the masonry walls at bearing ends. In corridor areas sections of the floor structure comprises stone slabs spanning between the load bearing corridor masonry walls. In other areas, the corridor floors are timber joists. In addition to this there are steel, or iron beams and columns present in the First Floor Level structure to open up spaces at Ground Floor.

The roof construction of Block A is two adjacent duo-pitched roofs supported off perimeter walls at eaves level, an internal valley beam and a beam at each ridge level. There is a horizontal timber tie between principal rafters to prevent roof spread. During the 2021 structural condition survey, it was noted that the condition of the roof was the primary source for water ingress into Block A. At the time of writing there is a temporary roof over Block A and the roof is currently being repaired as part of the George Hotel Phase 2 works.

The foundations generally are corbelled masonry footings, further details in section 3.3.2.

Figure 3 – Block A

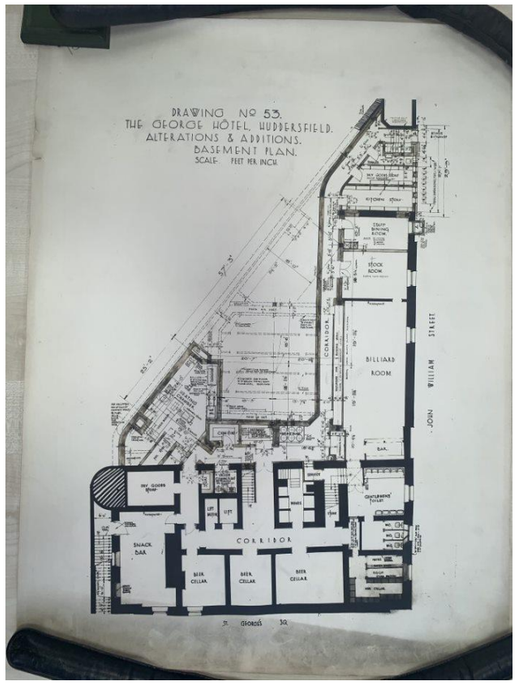


Figure 4 - Block A alterations (1936)

Figure 5 – Internal site photograph

Figure 6 – Internal site photograph

3.1.2 Block B

The structure of Block B (approximately 1930's onwards) is a combination of steel encased in concrete with concrete slabs, supported on load bearing masonry walls. This structure is the same from basement up to L03. The top floor of this block was built later (1960s) and is assumed to be a timber and straw infill panel roof deck supported on load bearing masonry walls

The foundations generally are corbelled masonry footings, further details in section 3.3.2.

Figure 7 - Block B

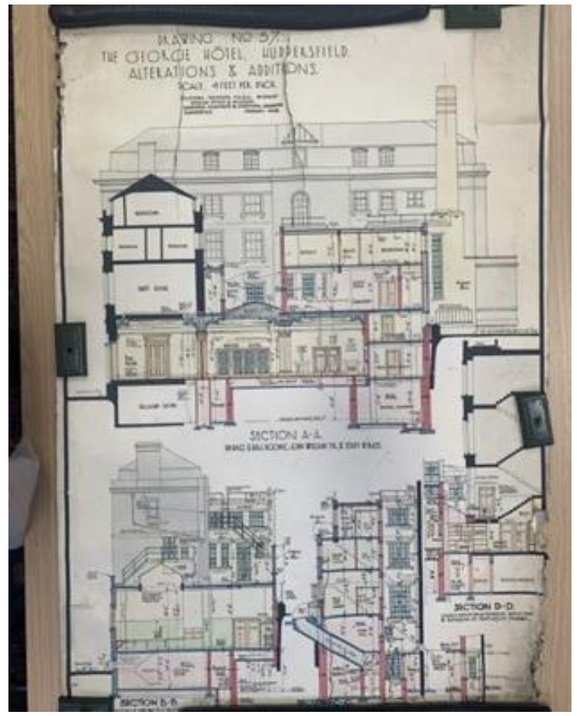


Figure 8 - Block B modifications (circa 1930's)

Figure 9 – Internal site photograph

Figure 10 – Internal site photograph

3.1.3 Block C

The structure of block C (understood to be built in approximately 1850's) is generally constructed from load bearing masonry with a timber floor. There have been a number of interventions and structural strengthening to this block including the opening up and strengthening of the roof space.

These interventions include hanger tie rods to support the L02 floor structure, steel or iron beams present also in the L02 floor structure and a new steel roof structure at roof level to replace existing timber trusses with a steel frame.

The foundations generally are corbelled masonry footings, further details in section 3.3.2.

Figure 11 – Block C

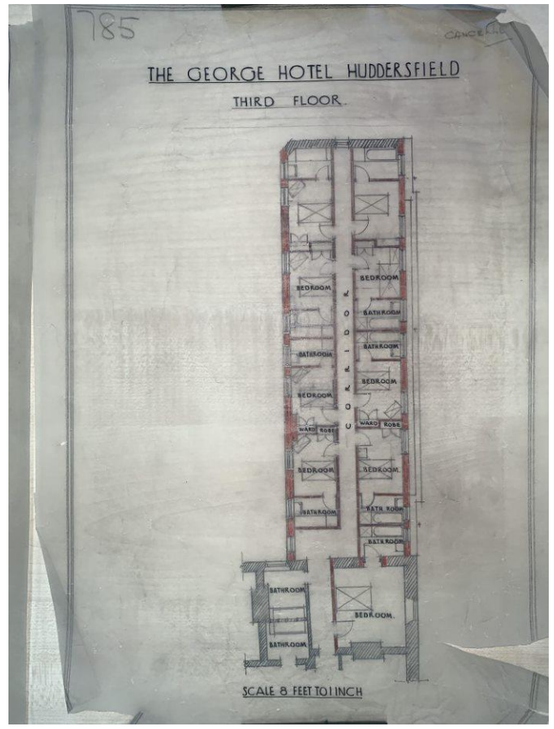


Figure 12 – Block C alterations (third floor)

Figure 13 – Internal site photograph

Figure 14 – Internal site photograph

3.2 Condition survey (2021)

A visual inspection of the structure was completed in September 2021, with the findings of this report outlined below. The full detailed report is given in Appendix 4.

3.2.1 General water ingress

Structurally in reasonable condition generally, however if water ingress, dry rot not stopped, then there may be impact on the structure (6-12 months) on a wider scale. Some identified key areas of water ingress are:

- Northern extent of building adjacent to escape stairs in Block B and C and below in the Block B kitchen at Ground Floor
- Fourth floor of Block A adjacent to poorly detailed mansard roof windows
- Stair core of Block A including areas directly beneath such as ballroom and basement areas
- Pooling water on roof of Block B
- Doors into internal courtyard from Block C

Large water storage tanks are utilised across the building to catch active dripping of water ingress. Suggested to drain and remove water storage tanks as soon as possible as they apply a very large load locally to the floor.

3.2.2 Basement water ingress

Obvious that where there are areas of basement ventilation, the condition of the structure and the general condition of the fabric is good. Where there is no ventilation, damp is an issue, leading to saturation of load bearing masonry, corrosion of metalwork (albeit surface corrosion at the moment) and dry rot spreading.

Ramboll identified 3 causes of damp basement conditions:

1. 1. Water ingress for high level (mainly between the phases of construction) making its way through the structure, into the basement. No drainage/ventilation to remove
2. Rising damp
3. Masonry retaining walls saturated from surrounding ground. It is noted that there is significant water that does run towards the George Hotel from the water fountain on George Square. There will be a drainage system in place, but perhaps there are defects below ground resulting in saturated ground adjacent to the George basement.

It is noted that existing vents below ground have been blocked and therefore a review of the basement ventilation strategy should be undertaken to reduce the risk of moisture build-up and the continual spread of dry rot.

3.2.3 Stair core in block A

Historic and current water ingress appears to be over a long period of time. Also note that rooms adjacent to stair core show signs of water ingress. Possible routes for the water ingress are the inferior flashing detail at Roof Level on the northern elevation of Block A, Rooflight detailing at the top of the stair core or through the cracked finishes and window openings at higher levels.

Most of the structure is not visible or accessible and therefore there is a requirement to make this area safe and accessible to remove finishes to assess the structure.

3.2.4 Roof level drainage

Roof drainage outfalls around the perimeter and internal courtyard the existing drainage appears insufficient for the roof areas; this should be reviewed in further detail.

Outfalls blocked on Block B roof. Proposed to unblock down pipes and outfalls to immediately relieve some of the water ponding. Ponding water can apply excessive loads to the structure and may exceed the allowable capacity.

3.2.5 Cracking and movement of structure

Noted that a number of areas have patterns of cracking in the plaster finishes (to varying degrees of severity) It is proposed to monitor areas of any cracking for further movement. The main areas of noted cracks and/or movement in the finishes are:

- Stair core Block A L01/L02
- Block C L01 at the centre, movement of eastern wall suggested
- Block A return walls L01/L02/L03/L04 hairline cracks diagonal at a high level

Additionally, it was noted that in area reference 00B-01, which was utilised as a chair store, there were fine cracks in the concrete floor structure, radiating from a rough penetration in the existing slab. Area of slab is to be propped.

3.2.6 Parapet stonework

High level Parapets some exposed stone parapets showing signs of delamination due to the bedding of the stone.

Possible further review and replacement if required. Additionally, Ferroscan to identify any dowels in stonework. If there are dowels, these may be ferrous and likely that if there is deterioration and/or delamination in some of these stones water may penetrate through and corrode. Further investigations required before replacing.

3.2.7 Block C roof structure

The stability and robustness of the new roof structure in Block C is unknown and suspected to be insufficient due to limited connection between the purlins and the timber joists. Recommended that a further structural review is completed to identify any required remedial works.

For further information please refer to report within Appendix D (RP-S-001). A selection of survey photographs has been included for reference.

❶ **General timber floor deterioration (Block A)**

❷ **Exposed reinforcement to soffit of ground floor slabs (looking up from basement level – Block C)**

❸ **Signs of water ingress to bearing ends of timber floors, highlighting possible deterioration of joist ends**

❹ **Diagonal hairline crack to plaster in return walls to main façade.**

❺ **Typical exposed floor joists (Block A)**

❻ **Damage to third floor (Block B) due to water ingress**

Figure 15 - General condition of floor (Block A) ❶

Figure 16 - Exposed reinforcement to ground floor soffit ❷

Figure 17 - Signs of water ingress to end of floorboards (Block A) ❸

Figure 18 - Signs of structural movement in exterior walls ❹

Figure 19 - Typical exposed floor joists (Block A) ❺

Figure 20 - Damage due to water ingress ❻

3.3 Intrusive survey works (2022)

As part of the scheme development to arrive at a listed building consent and planning application, a series of additional intrusive surveys were undertaken to enable the design team to better understand the construction and fabric of the existing building prior to developing a strategy for its development and reuse. The survey work completed included:

- Opening up of existing timber floors to identify floor joist construction, span direction, general condition and bearing details where possible
- Trials pits at basement level to expose and measure existing strip foundations
- Intrusive cores through existing retaining walls to understand construction type and wall thickness
- Intrusive investigations along the John William Street façade to ascertain further information to support the development of the façade retention scheme.

A summary of the investigations is provided in the following section. For further detail refer to the survey report by produced by Constructive Evaluation (see Appendix 5):

- **22.1150 S – Constructive Evaluation (Structural Investigations)**

3.3.1 Timber floor construction and condition

Floorboards were removed in selected locations to expose the timber floor joists below. Member sizes (depth and width) and centre spacing of joists were recorded. In general, joists were found to be within the following ranges:

Table 1 - Typical timber floor details

	Typical size/range
Joist depth	265 – 280mm
Joist width	40-50mm
Spacing	265-330mm centres

Generally, the condition of floor joists was found to be reasonable, with some localised areas of damage or sectional loss due to rot from historic water ingress.

3.3.2 Foundations to load bearing walls

A series of trial pits were completed along the perimeter wall to ascertain foundation size and depth for the walls around the perimeter. Typically, the walls were found to have shallow masonry footings which are stepped in profile.

Generally, trial pits found that corbelled foundations to the perimeter retaining walls stepped outbound from the face of the retaining wall by up to 400mm. From the structural slab level, the founding level varied up to a depth of approximately 600mm (below current SSL). Cores through this slab suggested a thickness in the region of 100-150mm.

3.3.3 Window sample boreholes

Due to spatial constraints within the building a series of window sampling boreholes were undertaken to help collect any information on the immediate strata below the current slab level. For further details on the preliminary findings refer to section 3.4.

3.3.4 Façade intrusive surveys

To help support the development of a façade retention scheme, the following façade intrusive surveys were specified:

- Floor bearing detail for timber floor joists
- Masonry wall tie-in detail for load bearing masonry walls perpendicular to primary façade to be retained
- Pilot holes to establish wall thickness and construction
- Localised strip of finishes around window reveals to ascertain construction build-up of façade

3.3.4.1 Bearing detail

From the intrusive surveys it was noted that the floor joists were of timber composition, bearing on brick masonry or a timber wall plate bearing onto brick masonry band course. Typically, the end bearing distance of the timber joists was found to be in the range of 105 to 130mm.

Generally, the end bearing to the timber joists were found to be in reasonable condition with no signs of rotting or damp.

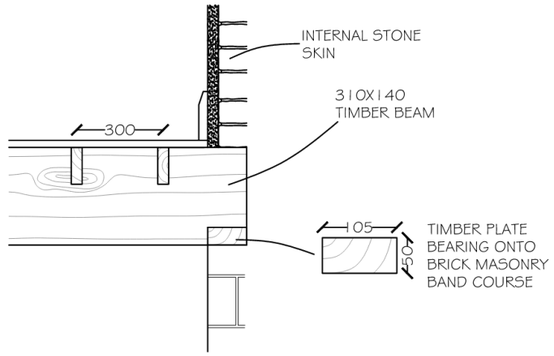


Figure 21 - Bearing detail (bearing on timber wall plate)

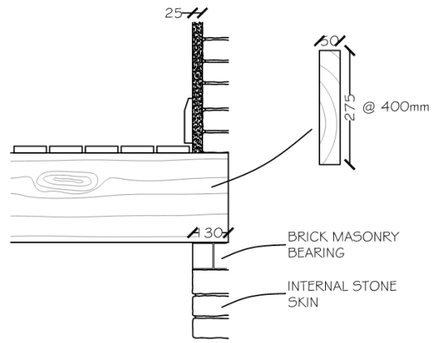


Figure 22 - Bearing detail (bearing onto brick)

3.3.4.2 Tie in details for perpendicular walls

Plaster finishes were stripped back in several locations to determine the tie in detail with adjoining walls (walls running perpendicular to the façade). From these investigations, it was ascertained that largely there is no tie in detail evident (i.e., no bonding / toothing of masonry visible). In many of the locations the walls appeared to be butted up to the main façade using a mortar joint.

3.3.4.3 Façade build-up

A wall dimensional survey was carried out at window reveals at several locations across the façade. This identified that the make-up of the wall was found to be generally:

- 20-30mm of plaster finish
- 180-330mm dressed stone internal skin
- 40-60mm partially filled cavity
- 120-125mm façade external skin of ashlar stone

- Total thickness of the wall was found to be 395mm** and appeared to be tied together with cross bonded dressed stone blocks.

** This information will need to be validated by the contractor following a more detail strip.

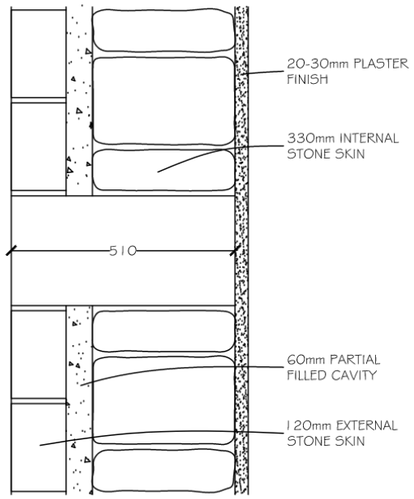


Figure 23 - Facade build-up identified

3.3.5 Wall cores (existing retaining wall)

The purpose of these intrusive investigations was to determine the construction and form of the wall and ascertain any information on the material retained to the rear of the wall.

Coring works were undertaken at 8no nominated positions in the basement area to determine the thickness and composition of the retaining walls specified and the composition of the 'backfill' being retained, our results are as follows:

table 2 - Retaining wall core observations

Ramboll ref (see GRG-RUK-XX-XX-SP-C-0002)	Height from FFL	Wall build-up	Backfill observations
BASEMENT			
001A	550mm	• 1100mm brick	Clay with angular flint particles
001B	2000mm	• 350mm brick • 1270mm stone	Clay
001C	3000mm	• 320mm brick • 1160mm stone	Clay
002A	300mm	• 650mm brick • 1090mm stone	Clay
002B	1500mm	• 450mm brick • 1310mm stone	Clay
002C	2200mm	• 450mm brick • 1300mm stone	Clay
003A	1300mm	• 500mm brick	Clay
004A	1200mm	• 475mm brick	Furnace slag deposits
GROUND FLOOR			
016A	1750mm	• 35mm render • 275mm brick • 20mm bituminous damp layer • 110mm brick • 150mm void • 480mm stone • 20mm render • 245mm brick	Clay
016B	1600mm	• 20mm bituminous damp layer • 160mm brick • 170mm concrete • 1195mm stone	Clay

❶ **Retaining wall core (location 004A)**

❷ **Extracted wall core from retaining wall (001B)**

❸ **Pilot hole through façade to ascertain composition (location 2.1)**

❹ **Timber bearing detail (location 2.8)**

❺ **Example window reveal detail (location 2.2)**

❻ **Plaster strip and wall tie in (location 3.6)**

Figure 24 Retaining wall core (004A) ❶

Figure 25 Extracted wall core (001B) ❷

Figure 26 Pilot hole through façade (2.1) ❸

Figure 27 Typical joist bearing detail (2.8) ❹

Figure 28 Window reveal detail (2.2) ❺

Figure 29 Plaster strip and wall tie in (3.6) ❻

3.4 Ground conditions, services, and features

3.4.1 Desktop study

A Phase 1 Desk Study was completed for the site. The desk study was used to inform the scope of an intrusive ground investigation. The investigation focussed on the existing structures (retaining walls, basement floor slab and existing foundations) and on determining the ground conditions below the existing structures and external to the buildings. The external boreholes were extended deeper into the bedrock to inform the assessment of risk associated with shallow coal mining in the area.

3.4.2 Geotechnical and ground water information

A site-specific geotechnical investigation has been carried out in autumn 2022 by Constructive Evaluation. Elements of the works remain to be completed once appropriate access and permissions are provided. On completion of the investigation, reports will be produced to cover the geotechnical elements of the project, to provide any necessary coal mining risk assessment and to provide contaminated land interpretative reporting. The latter two documents may also be required to discharge planning conditions.

This report provides preliminary information on the findings in the absence of the final report that will be issued following completion of the investigation works. The fieldwork comprises the following scope:

- Three exploratory boreholes, external to the existing buildings, using a combination drilling rig capable of sampling superficial deposits and subsequent rotary coring of the bedrock
- 14 No. trial / inspection pits in the basement area of the structures to identify the thickness of the floor slabs and, where possible, the depth and profile of the existing foundations
- Horizontal cores through the northwest retaining wall were drilled to complement the foundation inspection pits
- 5 No. window sample boreholes were carried out in the basement, through the basement slab, to determine the underlying ground and groundwater conditions.

3.4.3 Results to date

The scope of investigation is substantially complete except for further external boreholes and two investigation locations in the basement. It is proposed to remobilise to site early in 2023 to complete these when permissions are in place from Network Rail.

The ground conditions comprise concrete slabs and made ground associated with the buildings, overlying superficial deposits of glacial till (clay). The Coal Measures bedrock (very weak mudstone) was encountered within the external borehole (BH7) and in 4 investigation locations within the southwest area of the site and below the existing hotel.

The mudstone was encountered at a depth of approximately 0.5m below the floor slab in this southwest area but was not encountered during the investigation over the remaining area of the site. North of the original hotel building glacial till was encountered and proved to approximately 1.5m below slab level however the base of the till and the underlying bedrock was not proved. It is proposed to identify the depth to bedrock when the remaining investigation locations are completed in 2023.

The results of the investigation will be used to inform the design and construction of the lowered basement floor slab and associated modifications to foundations and retaining walls. The results will also inform the development of a scheme of temporary works to ensure the stability and integrity of existing structures and retaining walls and permit the safe excavation within the basement.

Ground water was observed in approximately 50% of the trial pits and 2 of the boreholes completed. The water was observed within the bedrock, superficial deposits. Monitoring will continue in the external boreholes however at this preliminary stage it is envisaged that groundwater control should be possible during excavations by localised sump pumping.

3.4.4 Coal Mining

The site is in an area designated (by the Coal Authority) as Development High Risk Area. The risk of shallow abandoned coal mining was further identified in the Desk Study, based on archive information and borehole records in the vicinity of the site.

Borehole 7 was drilled to a depth of 30m. The Coal Measures bedrock was encountered at a depth of 5.3m. A poor quality, intact coal seam was identified from 13.8m to 14.2m depth.

3.4.5 Soil contamination

Testing of the samples taken during the investigation will include analysis for the assessment of potentially contaminated ground. The results will be assessed and presented in the Contaminated Land Interpretative Report, produced post planning.

3.4.6 Other buried information

Utilities information of the footways surrounding the site revealed the location of the following below ground services:

- Electric (HV and LV)
- Telecommunications

4. Proposed Works

The proposals involve the following interventions:

+ **Block A** - Retention of the original building with small scale alterations internally where possible to facilities hotel accommodation. Small amendments to existing internal builders work openings etc. and limited opening up of some of the communal spaces to limit impact on the historic fabric
+ **Block B/C** – Demolition of Blocks B and C to facilitate the construction of a new 5 storey hotel building. Existing masonry façade along John William Street is to be retained as part of the scheme

The decisions that have resulted in this approach from a structural perspective (i.e., extent of retention or removal of floors in Block A and demolition of Block B and C) are described in the following sections

❶ **Existing Block B and C demolished and new steel frame with composite metal deck concrete floors constructed**

❷ **New raft foundation and retaining walls to facilitate basement lowering (circa 1.5m) and to support the proposed frame**

❸ **Block A retained (minor internal modifications)**

❹ **Existing John William Street façade retained**

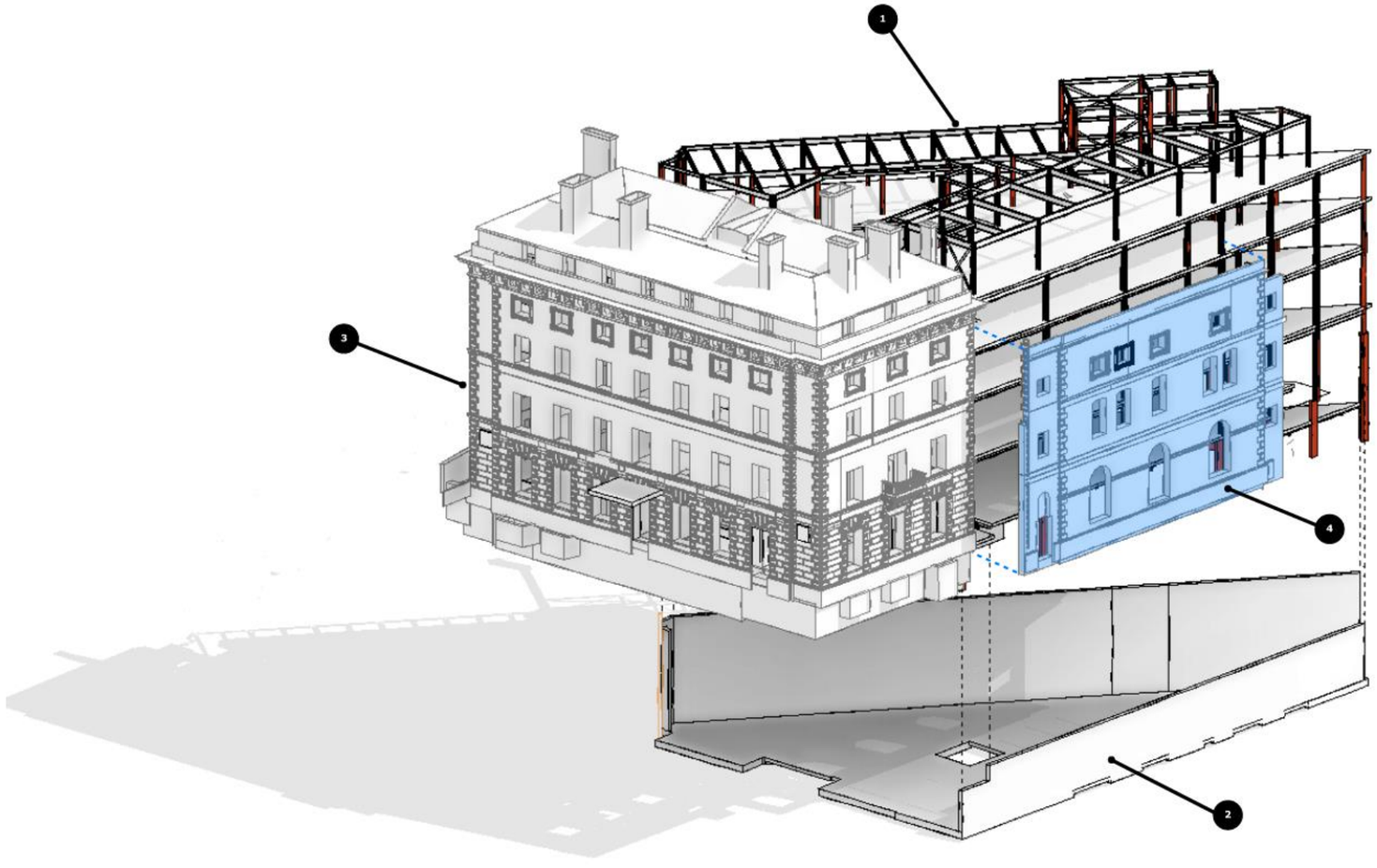


Figure 30 - Axonometric view of proposals

4.1 Works to Listed building (Block A)

The following section outlines the extent of the proposals to Block A. Rationale around the adopted proposals is provided alongside commentary on the overall structural viability of alternative options considered in the design process.

Architectural proposals developed look to retain the existing Block A construction with relatively minimal internal interventions, which include:

- Replacement/modification of timber floors to meet acoustic requirements
- Penetrations to load bearing masonry walls
- Localised level reductions at basement level to accommodate equality compliance access across Block A and B.
- Removal of load bearing masonry walls to facilitate architectural proposals.
  The proposed Block A drawings and details are shown in Appendix 3

4.1.1 Replacement of existing floor structures

A large proportion of the suspended floors to block A are constructed in traditional style, with timber joists supporting timber floorboards and typically a lath and plaster style ceiling. The timber joists vary in size and spacing but typically are within the following ranges:

- Joist width: 40-50mm
- Joist depth: 265-280mm
- Joist spacing: 300-350mm

To achieve the required acoustic requirements (to meet modern hotel standards), the existing floor build-up requires amendment through the addition of an acoustic matting and cementitious particle board. Such alterations to the architectural build-up of the floor results in a net uplift of dead load of approximately 20-25%. Based on this load increase, the capacity of the existing floors has been reviewed for their adequacy to withstand the proposed loads.

The figures below illustrate a typical section through the proposed floor and a typical support detail.

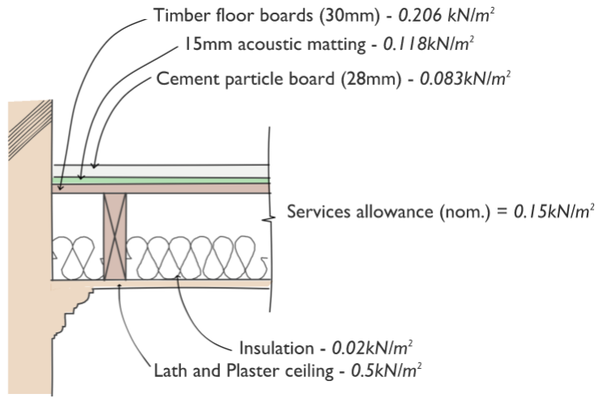


Figure 31 - Proposed floor build-up

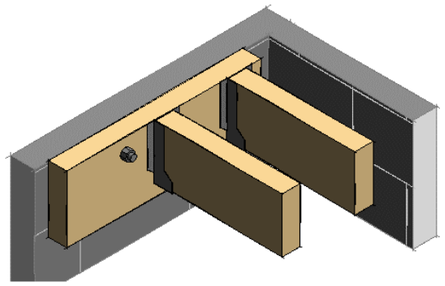


Figure 32 - Typical floor joist replacement support

Following the structural assessment of the loading increase in the proposed case, it was identified that a considerable percentage of the existing timber floors need replacement or strengthening. The increase in load due to the addition of the acoustic products results in a large amount of the floorplate been fully or over utilised. This assumes that no section loss is observed and that the existing timbers are in good condition. Although some localised opening up has been completed, the full extent of any timber sectional loss will not be known until a full strip of the existing floorboards is undertaken.

Based on the findings of the assessment, there is a requirement for a joist replacement scheme or strengthening of the existing floor joists.

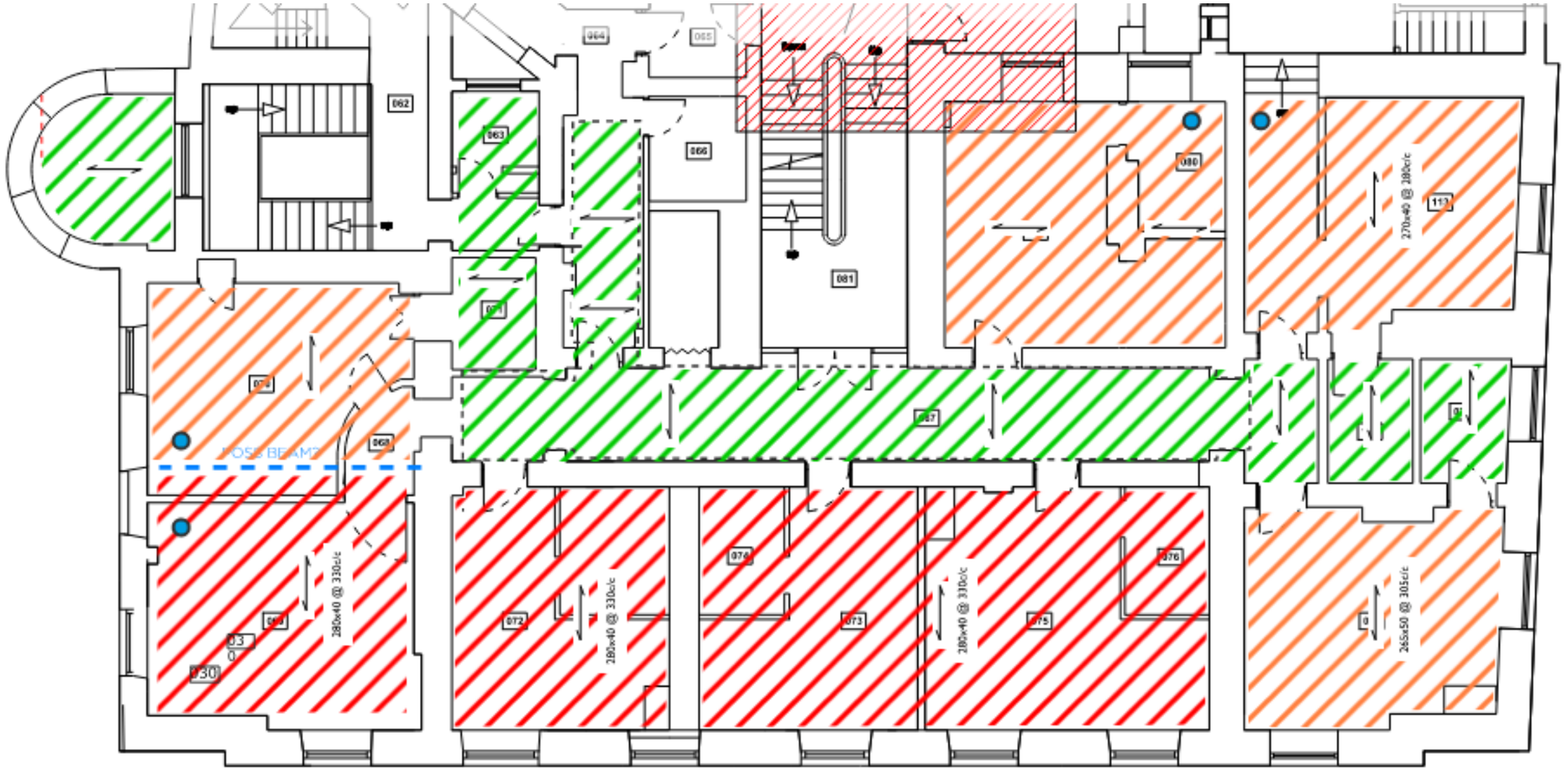
It is felt that implementation of a strengthening scheme presents significant challenges:

- **Close spacing of the existing joists** – Existing joists are at relatively close centres, therefore once any strengthening scheme was implemented, the floorplate would be extremely congested, leading to possible difficulties with distribution routes for local services etc.
- **Unknown condition of existing floorplate** – Localised opening up has provided some indication, however risk that existing joists may have existing dry rot etc.
- **Water ingress** - Some evidence of water ingress at bearing ends to timber. This was highlighted from the 2021 structural inspection. For areas in which the bearing end of the timber had been compromised, replacement would be required.

Figure 33 on the following page illustrates a typical example the extent of floor replacement required following the assessment of a typical floor. For reference, the hatched colour system outlines the following:

- **Red** - Existing joists over stressed when new loads applied. Such areas require full joist replacement.
- **Amber** – Existing joists are very close to capacity when new loads are applied. Any sectional loss or degradation of the timber condition will result in a requirement to replace joists for the areas shaded. Assumed replacement required
- **Green** – Existing joists can withstand the proposed loads. Some sectional loss to the existing joists would be acceptable at these locations.
- **Black** – Currently condemned areas due to the existing poor condition. Full replacement required.

At the ground floor level, there are a series of stone and precast slabs which largely form the corridor space. From the survey these were identified to be in poor condition with expose reinforcement to the precast elements. Therefore, these areas would require replacement as part of the proposed works.



33. Level 02 floorplate indicating extent of floor replacement

4.1.2 Penetrations through load bearing walls

All new doorway openings, up to double-door wide openings, are supported with proprietary pre-cast concrete lintels (number of lintels dependant on the wall thickness). At new opening locations, the walls are needled and propped (and back propped accordingly), openings made, and proprietary pre-cast lintels lifted into place. Where openings are greater than a double-door width, or formed in exposed stonework, where the lintel edge is to be hidden, steel beams (proprietary and/or hot rolled) are to be used.

Builders work openings up to 750mm wide are to be supported with steel plates, (number of plates dependant on wall thickness). Any openings above 750mm wide, up to double-door width are to be supported with proprietary pre-cast concrete lintels (number of lintels dependant on wall thickness).

For larger openings and significant sections of wall removal, the principles adopted will be as follows:

- Utilise pairs of beams: This is to accommodate the width of the load bearing wall and slab bearing detail above whilst minimising beam size/weight (for buildability in an enclosed space with the significance of a Grade II* listed building).
- Minimise spans of beams: This is to minimise the beam depth/weight and the beam length to ensure that buildability/manoeuvrability of the steelwork in enclosed spaces of historic significance. This approach also minimises the beam end loads to reduce pad-stone sizes and maintains the loads as evenly distributed as possible, resulting in the least possible change to the load paths within the original structure.

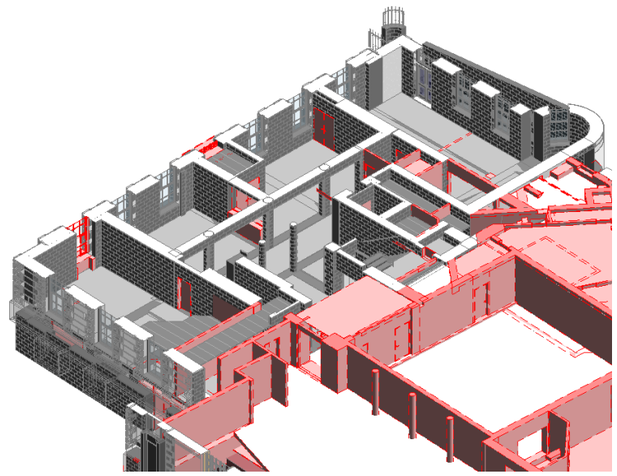


Figure 34 - Typical floorplate showing level of demolition

4.1.3 Basement alterations

To facilitate a level change between the existing block A basement and new build basement, a small number of structural interventions will be provided. These are to include:

- Localised slab lowering and underpinning
- Potential for new lift pit and shaft
- New floor slabs

4.1.3.1 Localised slab lowering and underpinning

To provide a level change between blocks, localised underpinning and slab lowering will be required. Figure 35 below provides an illustration of the general strategy in such areas. A new in-situ reinforced concrete retaining wall will be constructed to retain the block A basement level with a new insitu slab providing level access between blocks.

In addition, localised underpinning to the existing masonry walls will be required. This is to be undertaken in a conventional 'hit and miss' arrangement in mass concrete.

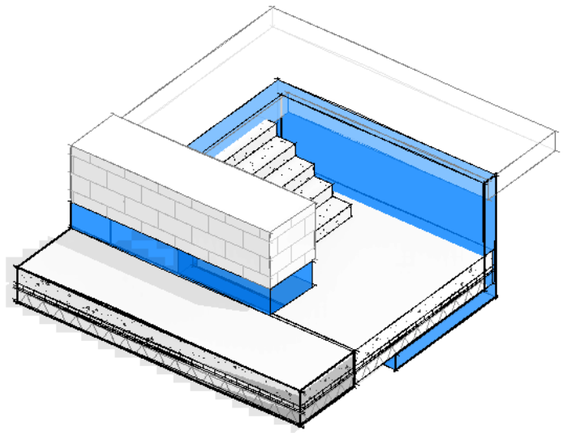


Figure 35 - Localised slab lowering (Block A)

4.1.3.2 New lift shaft

At basement level there is the potential for the requirement to replace the existing lift pit to the main lift within Block A. This is covered in section 4.1.5.

4.1.3.3 New floor slabs

Currently a large proportion of the basement level slabs are stone flags bearing directly on the strata below. A stone flag presents series of challenges to the end user (such as uneven surface), which is not considered fit for purpose to the resultant end user.

Therefore, it is proposed that the block A basement will feature a new floor construction with replacement of the existing flags. Control of moisture is imperative to the replacement floor scheme, and this is to be led by Bowman Riley architects. Currently it is assumed that the replacement slab will be a limecrete slab bearing onto a specialist sub-base. These items are likely to be designed by a specialist at a later stage.

4.1.4 Repairs / strengthening

Following the condition assessment in 2021 (section 3.2), movement of the west gable to the building was identified, suggesting a lack of tie between the external wall and the internal return walls. To prevent any further outward movement of the walls and to reinstate the tie, it is proposed to install a series of Cintec (or similar) anchor ties at level 2 and 3 and 4 to provide restraint to the walls.

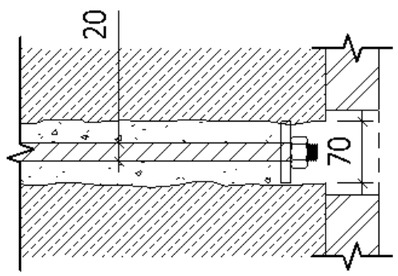


Figure 36. Proposed repair to external wall

4.1.5 Existing Lift Shaft

The existing lift shaft is of brickwork construction, built off the walls of a lift pit. Currently there is limited information held on the condition of the existing lift shaft, largely due to the presence of the original lift car. Restricted information available suggests that the lift pit has been subject to a level of water ingress due to waterproofing issues at a higher level in the building. This has resulted in a significant volume of water sitting in the existing lift pit beneath the lift car.

Further survey work will be required to ascertain the adequacy of the existing shaft in terms of condition, size, and lift pit depths. If any replacement works are required to accommodate the new lift equipment, interventions will be undertaken on a like for like basis. For example, if required, lift shaft walls will be reconstructed in masonry if the existing condition is not adequate.

Once the lift pit has been dewatered, an inspection will be undertaken to ascertain its condition. It is likely that the condition of the concrete and the reinforcement may have deteriorated due to the standing water and therefore a like for like replacement of the lift pit may be required with additional waterproofing measures being incorporated.

The figure below shows an example photograph taken from the main circulation corridor looking into the lift shaft.

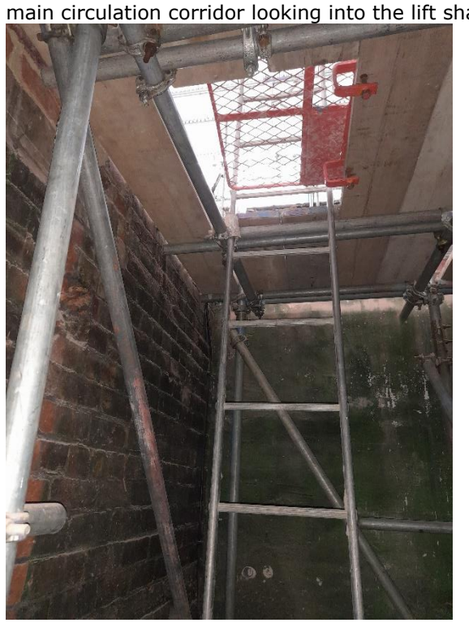


Figure 37 - Internal photograph of existing lift shaft

4.1.6 Stair Core

Like issues identified in the lift core, this area of the building has been subject to historic water ingress. As a result, significant deterioration has been identified to the fabric and primary structure. The strategy for the remediation of this area is currently in abeyance and is to be developed by Bowman Riley Architects. Like the approach adopted across the building, structural interventions will look to adopt a similar form of construction where possible to limit any adverse impacts on the historical value of the asset.

Figure 38 - Primary stair core – Block A

4.1.7 Stability

Due to the nature of the load bearing masonry building, the existing masonry construction provides the stability to Block A. The form of construction also gives an inherent redundancy.

As the architectural proposals minimise the impact on the load bearing fabric, it is not anticipated that the stability of the building will be compromised, however this will be continually assessed and reviewed as the design develops during RIBA Stage 3

4.1.8 Compliance with Building Regulations

All new buildings must be designed to satisfy the requirements of the Building Act 1984, which in England is achieved by compliance with The Building Regulations 2010 (with amendments, the latest being issued in 2016). The Building Regulations 2010, Schedule 1, Part A – Structure, defines the requirements relating to the structure of a building, namely, A1 - Loading, A2 - Ground Movement, and A3 - Disproportionate Collapse.
In addition to the construction of a new building, from a structural perspective the Regulations also apply to; the extension of an existing building, the material alteration of an existing building, work relating to a material change of use of an existing building, and to works involving the underpinning of an existing building.

An extension to, or the material alteration of, an existing building shall comply with the requirements of the Regulations at any stage, therefore, includes any temporary stages during construction of the works. In addition, these works must also ensure that the existing building extended or altered, if it did not in itself comply with the Regulations before the works are carried out, is no more unsatisfactory in relation to the Regulations after the works are completed. **As such, unless noted otherwise, the Building Regulations are not to be applied retrospectively, and hence the original elements**

of a non-compliant building need not be made to comply due to it being extended or areas of it being materially altered.

As such, any proposed extension or material alteration to the existing fabric does not require that the remaining areas of the building comply with the structural requirements of the Building Regulations. Only new extension or material alteration shall be designed in accordance with the requirements of The Building Regulations.

4.2 Works to Listed Building (Block B and C)

The structural proposals for Blocks B and C are to demolish the entire footprint of the building except for the façade running parallel with John William Street.
From a structural perspective, there were a series of challenges when looking to retain the existing structure. In summary, the following were identified:

+ *Findings of intrusive opening up works* – Practicalities of strengthening the floor plate
+ *Addition of 2 stories to achieve architectural/commercial model* – Significant challenges were identified in adding 2 stories to the existing building to meet the architectural room requirements. Usage for lower floors is consistent across existing and proposed scenarios, therefore a net uplift in building loads on the foundations which be encountered. Based on limited information on the existing foundations, it is unlikely the existing foundations will be able to withstand a significant increase in loads
+ *Equality compliant access* - Difficulties in achieving compliant access from all whilst adhering to the existing levels in the building
+ *Block C historic strengthening works* – Mismatched hanger system, presenting challenges to strengthening the existing floor structure
+ *Structural condition inspections* – Evidence of water ingress, especially at bearing ends to timber joists. In addition, sectional loss identified in a number of areas, which reduces the capacity of the structural joist.

The approach of demolition of the existing Block B and C structures is a last resort. Where possible we would look to retain the structures, however the challenges listed above and described below outline the decision-making process for adopting this strategy from a structural perspective.

The proposed demolition drawings for Blocks B and C are shown in Appendix 2, with the new build proposals and details in Appendix 3

4.2.1 Findings of intrusive opening up works

Intrusive works were undertaken (see section 3.3) in November 2022, which identified the following defects:

- Areas of timber rot in the floor joists due to historic water ingress.
- General dilapidation/poor condition to existing joists
- Inadequate section sizes (similar to assessment undertaken on Block A) when reviewing against likely proposed loadings.

4.2.2 Addition of 2 stories

To generate the required number of rooms in the existing structure, there would be a need to incorporate an additional 2nr stories on top of the existing Block C structure. By adopting this approach, the implications on the existing structure would be as follows:

- Significant increase in foundation loads (approximately 20-30%, even by adopting lightweight forms of construction) that would require significant intrusion and underpinning of all existing foundation structures
- An increase in loadings to the existing load bearing walls that may require strengthening or replacement in some instances to accommodate the increase in loads
- Adding additional vertical loading to a leaning façade (John William Street elevation) that would require significant strengthening and tying back to an existing floor structure that would already require significant strengthening / tying if it was to be retained
- More wind loading would be attracted to the structure with the addition of 2nr stories which would result in more lateral loading being applied to the existing, delicate Block C structure

An alternative approach would be to incorporate an independent structure, integrated into the existing structure to support the additional floors above. This approach would bring significant buildability challenges, would require significant sections of existing structure to be removed to enable its installation and would significantly restrict the useable space / floor plan of the existing structure. This is therefore not seen as a feasible alternative.

In summary, the approach of demolishing Block C, but retaining the significant elevation appears to be the most appropriate solution since significant replacement alteration and strengthening of the existing structure would be required to enable its reuse.

4.2.3 Equality compliant access

As Blocks A, B and C were constructed at different times and capture various alterations over the years, the existing levels between the blocks are not consistent, giving rise to accessibility issues between the buildings.

Block A is the most significant building and therefore sets the floor levels for the building. Significant alterations to Blocks B and C would be required to achieve level access with Block A. This would result in the removal of sections of the floor plate to create ramps to tie the levels together, resulting in significant loss of existing floor structure and an inefficient floor plate that would not be fit for purpose.

Alternatively, whole floor sections of Block B and C could be removed and replaced at the correct, required level, however alterations to all door and window openings would be required to facilitate this.

This approach would significantly alter the fabric of the existing buildings, would result in the loss of large sections of floor structure and change the load paths and restraints to the existing remaining walls

4.2.4 Block C historic strengthening works

The general form of construction of Block C is primary timber beams spanning between masonry walls, with timber floor joists spanning between the primary timber beams.

The floor structure has been altered / strengthened to replace some of the timber beams with new steel beams (likely due to overloading / sagging timber beams). Where timber beams remain, they are showing significant signs of sagging that has been rectified by incorporating hangers from a new attic / roof structure above. The hangers are extensive throughout the second floor, and in one instance continue down to first floor level. The reuse of the existing structure would require for these hangers to be removed and therefore wholesale strengthening (or likely replacement) of the floor would be required to facilitate its reuse. The hanger detail is illustrated in Figure 39 and 40 below.

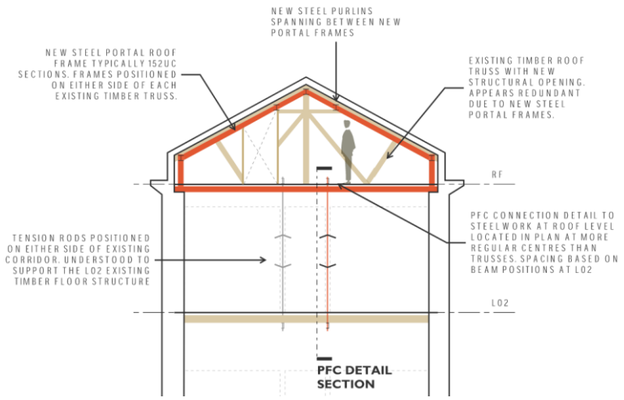


Figure 39 - Block C strengthening works

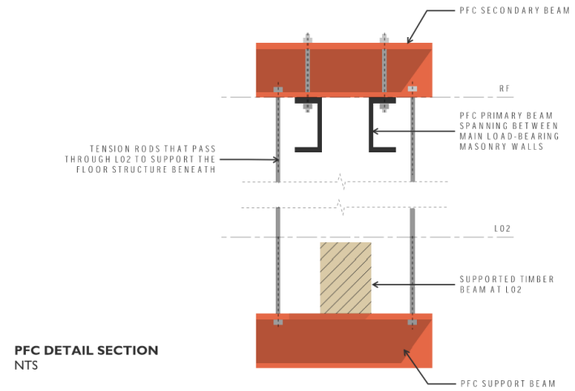


Figure 40 - PFC Strengthening typical detail section

[Text]

4.2.5 Structural condition inspections

A structural condition inspection was undertaken (see section 3.2) in 2021, which identified the following within Block B and C:

- Areas of rot in floor due to water ingress
- John William Street elevation was found to be leaning away from vertical, which would require significant structural ties into a floor that is inadequate as mentioned in the previous section.
- Areas of floors were found to be sagging, which would require significant strengthening / replacement.

4.2.6 Superstructure

To provide a new space suitable for the provision of mixed hotel uses, a new steel frame with insitu composite metal deck floors is to be constructed. This solution was adopted to help to maximise usable space and to tie in with the existing levels in Block A. By constructing a new structure, it will also assist with the strengthening and retention of the John William Street façade and enable the lowering of the basement.

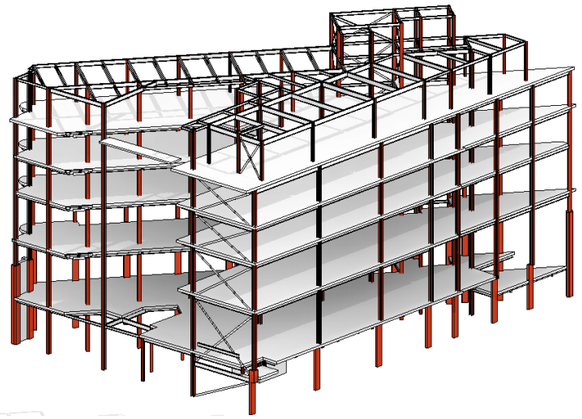


Figure 41 - 3D isometric of proposed superstructure

4.2.7 Substructure

The existing basement level to blocks B and C is to be lowered by approximately 1.5m through the provision of mass concrete underpinning and a new internal retaining wall, which will be utilised to support columns around the perimeter of the building.

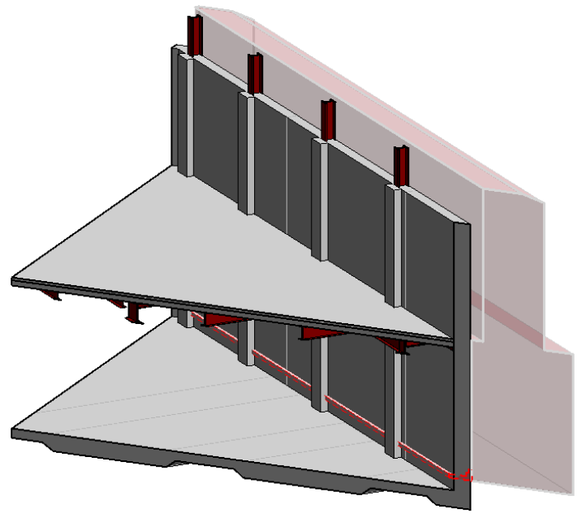


Figure 42 - Basement lowering – typical perimeter wall detail

4.2.8 Façade retention

As part of the works, the facade running parallel with John William Street is to be retained. This will require a significant volume of temporary works, consisting largely of a temporary external steel frame running the length of the façade. This is covered in more detail in section 5.

In the proposed case, the restraint provided to the existing façade will be on a like for like basis (i.e., restraint points provided in the same location as existing restraint points so ensure no change to the load path). A review of the floor and wall adjoining the façade has been completed to understanding the current restraint conditions along the façade. This information has been used to develop a scheme which provides similar restraint conditions.

To ensure no adverse impacts on the structural condition of the façade, vibrations will be closely monitored throughout the construction process. In addition, horizontal deflections of the proposed frame will be to a specified tolerance to further prevent any harm to the existing façade.

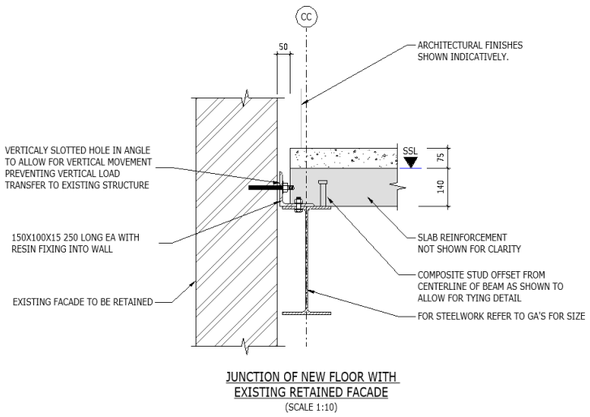


Figure 43 - Typical façade retention tying detail

4.2.9 Network Rail retaining wall

The western retaining wall along the Network Rail carpark is to be underpinned as part of the proposals. Once the existing wall is adequately underpinned, a new reinforced concrete wall will be constructed to the inside face of the existing wall to facilitate the lowering of the basement level.

Design proposals and considerations include:

- Propping - Currently it is understood that the existing retaining wall is propped at both basement and ground floor level by the incoming floors slabs. The design proposals will reinstate these propping forces in the permanent case (through new floors); therefore, the current structural behaviour of the existing retaining wall will not be amended.
- Prop at basement level – The existing wall will be propped at basement level from the new reinforced concrete wall
- Prop at ground floor level – In the permanent case, the existing retaining wall will be propped by the new ground floor slab.
- Throughout the construction sequencing support conditions to the existing wall will not change, through the propping of temporary propping upon demolition of the existing floors.
- Vibration monitoring will be implemented throughout the construction period to monitor any impacts on the existing retaining wall.

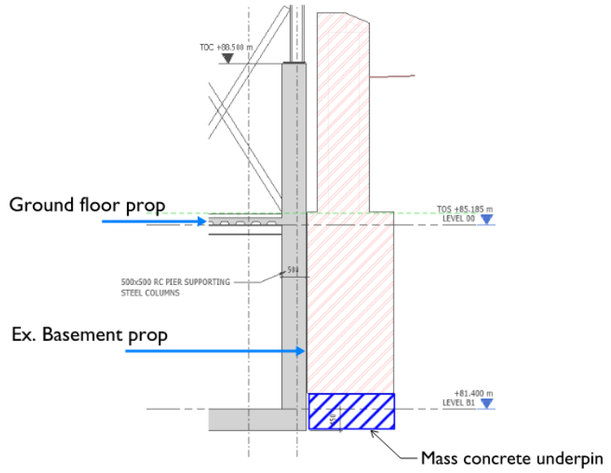


Figure 44 - Propping to Network Rail underpin

4.2.10 Stability

Stability to the new superstructure will be provide through diaphragm action floorplate, transferring lateral loads to the vertical braced bays within the steel frame that will transfer the lateral loads into the foundations.

4.2.11 Disproportionate Collapse

As the project (Block B and C) comprises a hotel building higher than four storeys but having fewer than 15 storeys, the Building Classification for Part A3 of the Building Regulations is Class 2B. Consequently, it is required to provide suitable horizontal and vertical ties in the structure, and it may be necessary to design certain elements as key elements if their removal could lead to a collapse greater than the allowable area limits.

5. Temporary Works

To assist with the development of the scheme, a temporary works specialist has been engaged. Their engagement on the project has helped to further understand the associated implications and possible construction sequencing for the required temporary works. In particular, interface details with the historic fabric to retained has been considered to inform requirements for the Listed Building Consent application.

Primarily the work undertaken with respect to temporary works consisted of two primary components:

- Options for temporary façade retention (steel frame support structure) including interface fixing details with the existing façade; and
- Options for cross basement propping to facilitate construction of the permanent scheme

For further detail on the temporary works please refer to Appendix 7 for the temporary works options appraisal and associated drawings.

Appendix 1
Existing drawings

SITE PLAN

1:500 Scale

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS ISSUED. FOR DISCREPANCIES OR OMISSIONS CONTACT MOBILE CAD SURVEYING SOLUTIONS LTD PRIOR TO WORK COMMENCING. THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS AND LEVELS BEFORE WORK COMMENCES.

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Note:
Areas drawn indicatively noted and indicated by grey dashed line as line below

LEVEL DATUM & ORIENTATION

N

LEVELS & DRAWING ORIENTATION CO-ORDIATED TO WORLD CO-ORDINATES USING GPS EQUIPMENT (SPECTRA SP60). PERMANENT STATIONS LOCATED IN POSITIONS INDICATED ON PLAN AS FOLLOWS:-

STN ABA2-	E-414390.562,	N-416896.974,	HT - 87.290m
STN ABA1-	E-414377.246,	N-416927.042,	HT - 88.556m
STN ABA3-	E-414394.153,	N-416926.966,	HT - 87.920m
STN SG3-	E-414385.254,	N-416948.279,	HT - 88.919m

ABBREVIATIONS & LEGEND:

LEVELS & HEIGHTS

CL	-	COVER LEVEL
IL	-	INVERT LEVEL
L	-	LEVEL
HT	-	HEIGHT
STN	-	SURVEY STATION
BM	-	BEAM
CE	-	CEILING
J	-	JOISTS
RA	-	RAFTERS
E	-	EAVES
F	-	FENCE
U/S	-	UNDERSIDE OF
RL	-	RIDGE LINE
FR	-	FLAT ROOF
HL	-	HIP LINE
VL	-	VALLEY LINE
PW	-	PARAPET WALL
SL	-	SLAB
SF	-	SOFFIT
T	-	TREE
THR	-	THRESHOLD
To	-	TOP OF
W	-	WALL
HH	-	HEAD HEIGHT
OH	-	OPENING HEIGHT
SH	-	SILL HEIGHT

GENERAL NOTES

AB	-	ADVERTISING BOARD
AC	-	AIR CONDITIONING UNIT
AHU	-	AIR HANDLING UNIT
AP	-	INTRUDER ALARM PANEL
B	-	BOLLARD
BA	-	BARRIER
BE	-	BENCH
BS	-	BUS STOP
BLR	-	BOILER
BXO	-	BOXING OUT
CAH	-	CEILING ACCESS HATCH
CHY	-	CHIMNEY
CPD	-	CUPBOARD
DB	-	DOG WASTE BIN
DW	-	DWARF WALL
DK	-	DROP KERB
EDB	-	ELECTRICAL DISTRIBUTION BOARD
EG	-	EXTRACT GRILLE
EM	-	ELECTRIC METER
FB	-	FUSE BOX
FP	-	FIREPLACE
FU	-	FLUE
FAP	-	FIRE ALARM PANEL
GR	-	GRASS
GU	-	GUARDING
GM	-	GAS METER
HWC	-	HOT WATER CYLINDER
LB	-	LITTER BIN
LP	-	LAMP POST
PC	-	PELICAN CROSSING
PS	-	PAVING SLABS
PL	-	PAVEMENT LIGHT
PLT	-	PLANTING
PB	-	POST BOX
RG	-	RAILING
RS	-	ROAD SIGN
RFL	-	ROOF LIGHT
SB	-	SPEED BUMP
SG	-	SIGNAGE
SN	-	STREET NAME SIGN
SWR	-	SHOWER
SHV	-	SHELVING
TB	-	TELEPHONE BOX
TL	-	TRAFFIC LIGHT
TM	-	TICKET MACHINE
TP	-	TELEGRAPH POLE
VE	-	VEGETATION
WA	-	WATER
WD	-	WARDROBE
WH	-	WATER HEATER
ZC	-	ZEBRA CROSSING

SERVICES

BT	-	BRITISH TELECOMS
CATV	-	CABLE TELEVISION
ER	-	EARTHING ROD
ES	-	ELECTRICAL SUPPLY
FH	-	FIRE HYDRANT
GAS	-	GAS SUPPLY
PO	-	POST OFFICE TELEPHONE
SV	-	STOP VALVE
TSSU	-	TRAFFIC LIGHT SIGNALS

DRAINAGE

DC	-	DRAINAGE CHANNEL
G	-	GULLY
I/C	-	INSPECTION CHAMBER
M/H	-	MANHOLE
RE	-	RODDING EYE
RWP	-	RAIN WATER PIPE
UTL	-	UNABLE TO LIFT
S+VP	-	SOIL & VENT PIPE
ST	-	STOP TAP
WM	-	WATER METER

TYPICAL DRAWING SYMBOLS

SPOT LEVEL × 96.256

SPOT HEIGHT ToW 99.034

SURVEY STATION STN 01 E: 232103.251 N: 515743.694 HT: 95.142

MANHOLE / INSPECTION CHAMBER I/C CL=96.256 IL=94.624

SURVEY HEIGHT H=2.764

WINDOW TAG WINDOW 015 Dh=0.747 Sh=1.215

DOOR TAG DOOR 030 Dh=1.920

RADIATOR TAG RADIATOR 005 Th=0.256 Lg=1.200 Bh=0.200

TOP & BOTTOM OF KERB × 34.500 34.350

TOPOGRAPHICAL SYMBOLS

OVERHEAD ELECTRICAL

OVERHEAD TELEPHONE

FENCE LINE

VEGETATION OUTLINE

SINGLE GATE

DOUBLE GATE

TREE

CONTOURS 92.000m

SLOPING DIRECTION LINE

REV	DATE	AMENDMENTS
B	26.09.2022	STATIONS REINSTATED
A	21.09.2022	DRAWING LAYWALK AND REVIEW

MOBILE CAD Surveying Solutions
www.mobcad.co.uk surveys@mobcad.co.uk
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☎ 01977 525 076
London Office: 167 - 169 City Road London EC2V 2NX
☎ 020 3198 1197

PROJECT: MEASURED BUILDING SURVEY

ADDRESS: ST. GEORGES HOTEL, HUDDERSFIELD, HD1 1JA

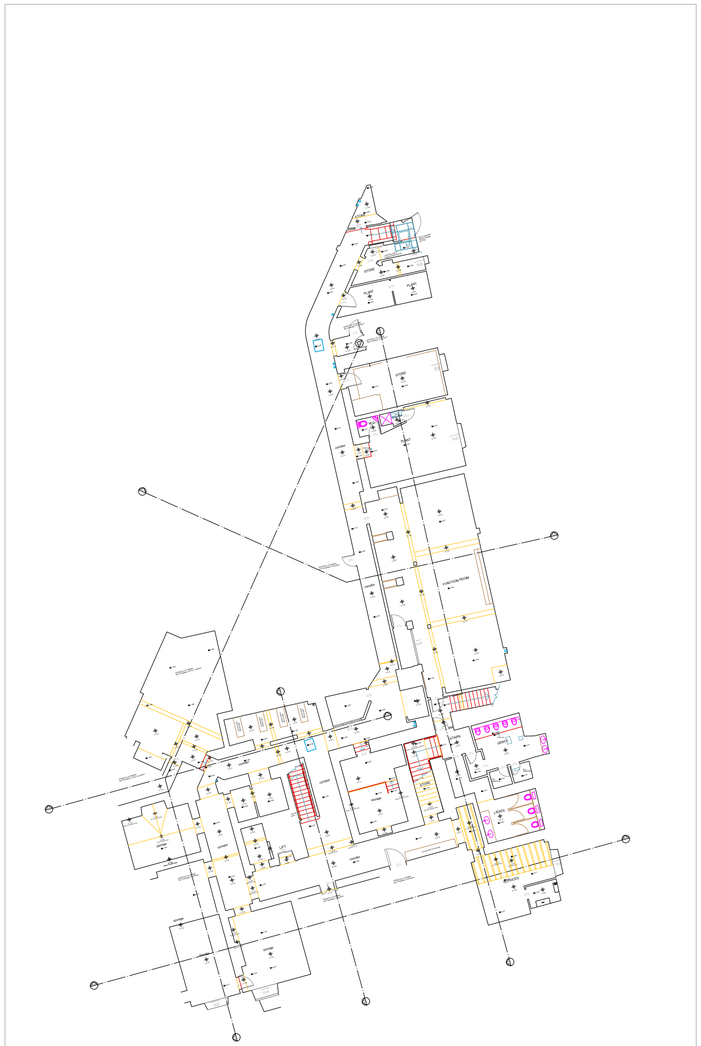
DWG NO.: 3518 - 01

DWG TITLE: SITE PLAN

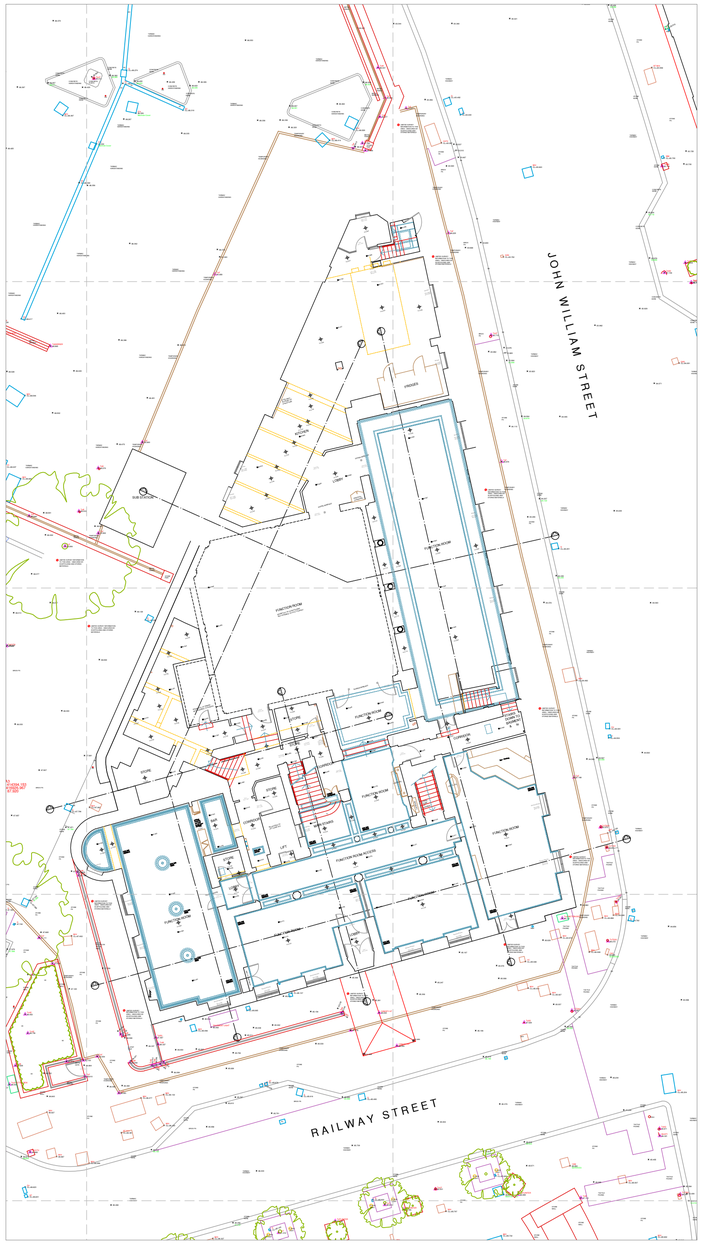
DWG DATE: JULY 2022

DWG SIZE: SCALE AS SHOWN @ A1

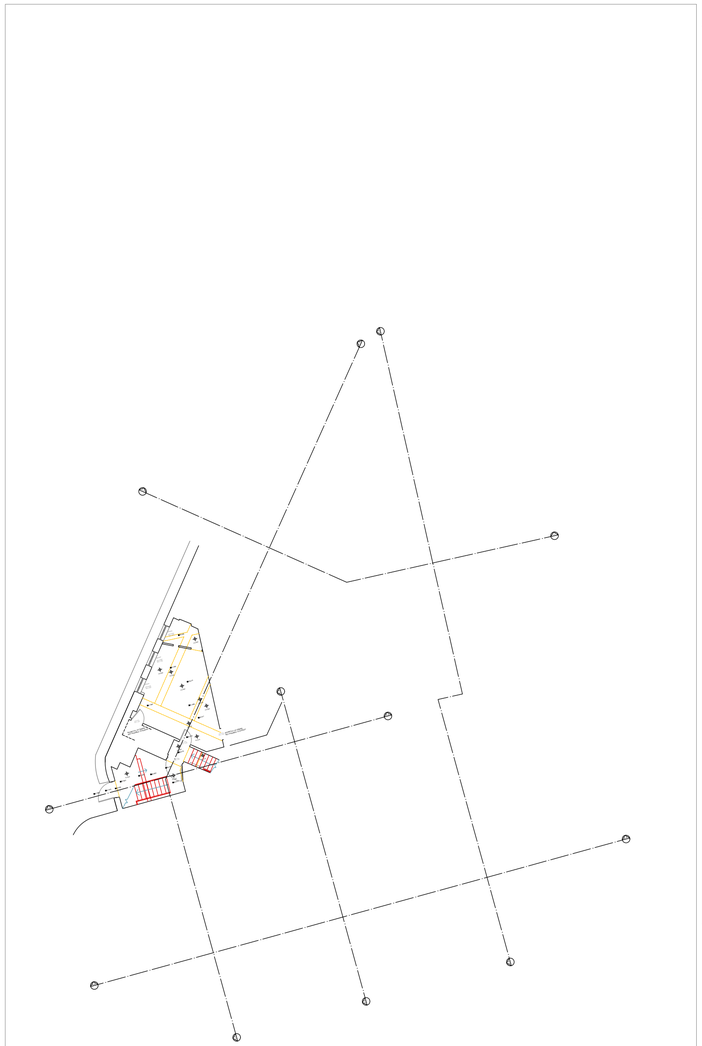
DRAWN: MW | CHECKED: JH | ISSUE B



BASEMENT PLAN
1:200 Scale



GROUND FLOOR PLAN
1:200 Scale



MEZZANINE FLOOR PLAN
1:200 Scale

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DO NOT SCALE THIS DRAWING - CHECK ALL DIMENSIONS ON SITE

Note:
Areas drawn indicatively noted and indicated by grey dashed line as line below

LEVEL DATUM & ORIENTATION

N

LEVELS & DRAWING ORIENTATION CO-ORDIATED TO WORLD CO-ORDINATES USING GPS EQUIPMENT (SPECTRA SP60). PERMANENT STATIONS LOCATED IN POSITIONS INDICATED ON PLAN AS FOLLOWS:-

STN ABA2-	E-414390.562,	N-416896.974,	HT - 87.290m
STN ABA1-	E-414377.246,	N-416927.042,	HT - 88.556m
STN ABA3-	E-414394.153,	N-416926.966,	HT - 87.920m
STN SG3-	E-414385.254,	N-416948.279,	HT - 88.919m

ABBREVIATIONS & LEGEND:

LEVELS & HEIGHTS

CL	-	COVER LEVEL
IL	-	INVERT LEVEL
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STN	-	SURVEY STATION
BM	-	BEAM
CE	-	CEILING
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GENERAL NOTES

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SERVICES

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CATV	-	CABLE TELEVISION
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DRAINAGE

DC	-	DRAINAGE CHANNEL
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MH	-	MANHOLE
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RWP	-	RAIN WATER PIPE
UTL	-	UNABLE TO LIFT
S+VP	-	SOIL & VENT PIPE
ST	-	STOP TAP
WM	-	WATER METER

TYPICAL DRAWING SYMBOLS

SPOT LEVEL × 96.256

SPOT HEIGHT ToW 99.034

SURVEY STATION STN 01 E: 232103.251 N: 515743.694 HT: 95.142

MANHOLE / INSPECTION CHAMBER IC CL=96.256 IL=94.624

SURVEY HEIGHT H=8.764

WINDOW TAG WINDOW 015 DIM=0.740 SH=1.215

DOOR TAG DOOR 000 DIM=1.920

RADIATOR TAG RADIATOR 005 Th=0.038 RH=0.508 SH=0.200

TOP & BOTTOM OF KERB × 34.500 34.350

TOPOGRAPHICAL SYMBOLS

OVERHEAD ELECTRICAL

OVERHEAD TELEPHONE

FENCE LINE

VEGETATION OUTLINE

SINGLE GATE

DOUBLE GATE

TREE

CONTOURS 92.000m

SLOPING DIRECTION LINE

REV	DATE	AMENDMENTS
B	26.09.2022	STATIONS REINSTATED
A	21.09.2022	DRAWING LAYWALK AND REVIEW

MOBILE CAD Surveying Solutions
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London Office: Kemp House, 152 - 160 City Road, London, EC1V 2NX, ☎ 020 3198 1197

PROJECT: MEASURED BUILDING SURVEY
ADDRESS: ST. GEORGES HOTEL, HUDDERSFIELD, HD1 1JA
DWG NO.: 3518 - 02
DWG TITLE: BASEMENT, GROUND & MEZZ FLOOR PLANS
DWG DATE: JULY 2022
DWG SIZE: SCALE AS SHOWN @ A1
DRAWN: SC CHECKED: JH ISSUE: A

FIRST FLOOR PLAN
1:200 Scale

SECOND FLOOR PLAN
1:200 Scale

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Note:
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STN SG3-	E-414385.254,	N-416948.279,	HT - 88.919m

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To - TOP OF
W - WALL
HH - HEAD HEIGHT
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GENERAL NOTES
AB - ADVERTISING BOARD
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WD - WARDROBE
WH - WATER HEATER
ZC - ZEBRA CROSSING

SERVICES
BT - BRITISH TELECOMS
CATV - CABLE TELEVISION
ER - EARTHING ROD
ES - ELECTRICAL SUPPLY
FH - FIRE HYDRANT
GAS - GAS SUPPLY
PO - POST OFFICE TELEPHONE
SV - STOP VALVE
TSSU - TRAFFIC LIGHT SIGNALS

DRAINAGE
DC - DRAINAGE CHANNEL
G - GULLY
IC - INSPECTION CHAMBER
MH - MANHOLE
RE - RODDING EYE
RWP - RAIN WATER PIPE
UTL - UNABLE TO LIFT
S+VP - SOIL & VENT PIPE
ST - STOP TAP
WM - WATER METER

TYPICAL DRAWING SYMBOLS

SPOT LEVEL × 96.256

SPOT HEIGHT ToW 99.034

SURVEY STATION STN 01 E: 232103.251 N: 515743.694 HT: 95.142

MANHOLE / INSPECTION CHAMBER IC CL=96.256 IL=94.624

SURVEY HEIGHT H=8.764

WINDOW TAG WINDOW 015 CIN=2.042 SH=1.215

DOOR TAG DOOR 030 SH=1.220

RADIATOR TAG RADIATOR 005 TH=0.256 LG=1.200 SH=0.200

TOP & BOTTOM OF KERB × 34.500 34.350

TOPOGRAPHICAL SYMBOLS

OVERHEAD ELECTRICAL

OVERHEAD TELEPHONE

FENCE LINE

VEGETATION OUTLINE

SINGLE GATE

DOUBLE GATE

TREE

CONTOURS 92.000m

SLOPING DIRECTION LINE

REV	DATE	AMENDMENTS
A	21.09	DRAWING LAYWALK AND REVIEW

MOBILE CAD
Surveying Solutions
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surveys@mobcad.co.uk
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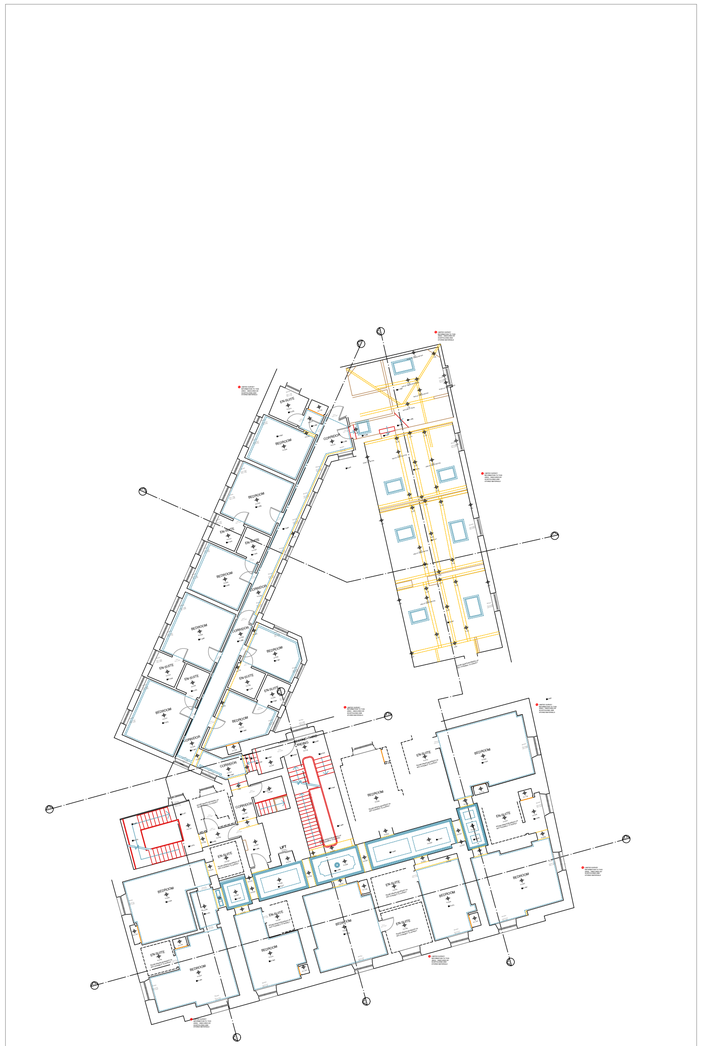
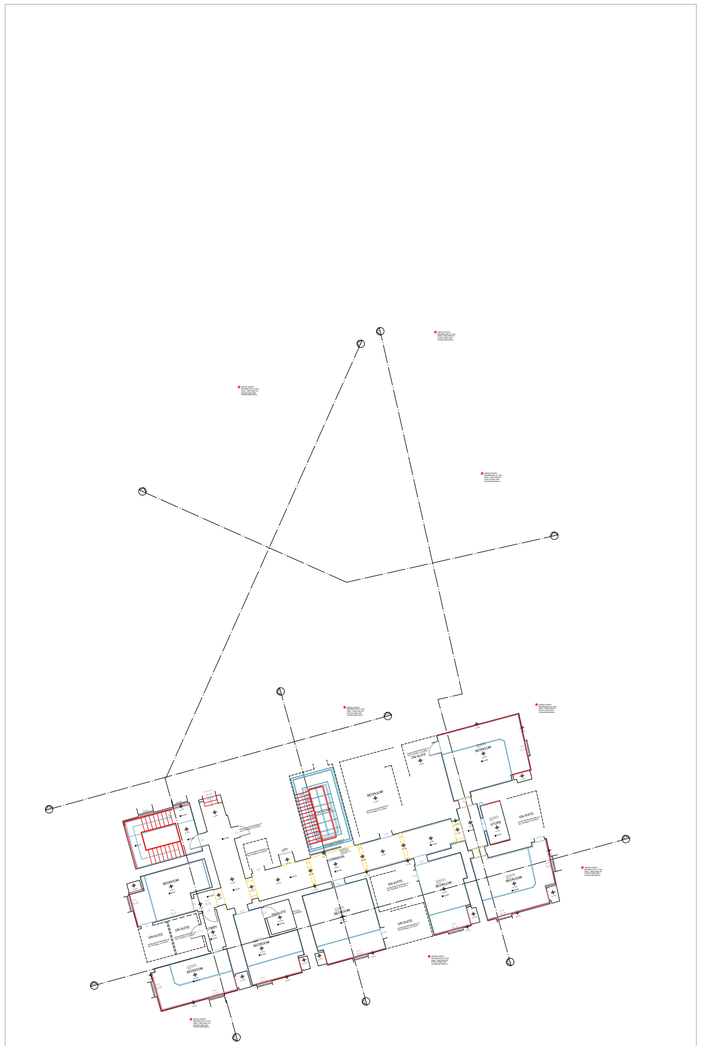
West Yorkshire
WF8 1QY
01977 525 076
London Office:
Lamb House
152 - 160 City Road
London
EC2V 2NX
020 3198 1197

PROJECT: MEASURED BUILDING SURVEY
ADDRESS: ST. GEORGES HOTEL, HUDDERSFIELD, HD1 1JA
DWG NO.: 3518 - 03
DWG TITLE: FIRST AND SECOND FLOOR PLANS
DWG DATE: JULY 2022
DWG SIZE: SCALE AS SHOWN @ A1
DRAWN: SC | CHECKED: JH | ISSUE: A



THIRD FLOOR PLAN
1:200 Scale



FOURTH FLOOR PLAN
1:200 Scale

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Note:
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LEVEL DATUM & ORIENTATION

N

LEVELS & DRAWING ORIENTATION CO-ORDIATED TO WORLD CO-ORDINATES USING GPS EQUIPMENT (SPECTRA SP60). PERMANENT STATIONS LOCATED IN POSITIONS INDICATED ON PLAN AS FOLLOWS:-

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STN ABA3-	E-414394.153,	N-416926.966,	HT - 87.920m
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UTL	-	UNABLE TO LIFT
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TYPICAL DRAWING SYMBOLS

SPOT LEVEL × 96.256

SPOT HEIGHT ToW ×99.034

SURVEY STATION STN 01 E: 232103.251 N: 515743.694 HT: 95.142

MANHOLE / INSPECTION CHAMBER I/C × CL=96.256 L=94.624

SURVEY HEIGHT H=2.764

WINDOW TAG WINDOW 015 Dh=0.747 Sh=1.215

DOOR TAG DOOR 032 Dh=1.920

RADIATOR TAG RADIATOR 065 Th=0.256 Rh=0.508 Bh=0.200

TOP & BOTTOM OF KERB × 34.500 34.350

TOPOGRAPHICAL SYMBOLS

OVERHEAD ELECTRICAL

OVERHEAD TELEPHONE

FENCE LINE

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DOUBLE GATE

TREE

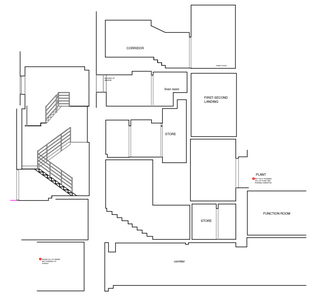
CONTOURS 92.000m

SLOPING DIRECTION LINE

REV	DATE	AMENDMENTS
A	21.09	DRAWING LAYWALK AND REVIEW

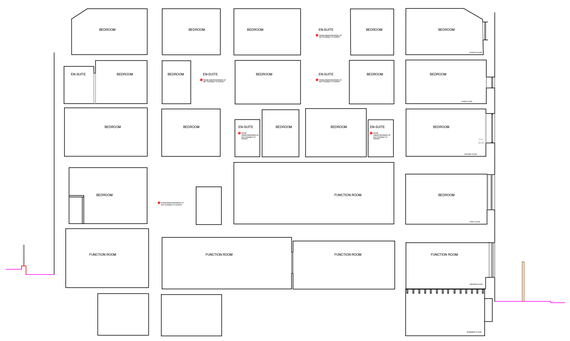
MOBILE CAD
Surveying Solutions
www.mobcad.co.uk surveys@mobcad.co.uk
Pontefract Head Office: Unit 10 & 11 2 Hanspwell Lane Pontefract West Yorkshire WF8 1QY ☎ 01977 525 076
London Office: Kemp House 152 - 160 City Road London EC2V 2NX ☎ 020 3198 1197

PROJECT: MEASURED BUILDING SURVEY
ADDRESS: ST. GEORGES HOTEL, HUDDERSFIELD, HD1 1JA
DWG NO.: 3518 - 04
DWG TITLE: THIRD AND FOURTH FLOOR PLANS
DWG DATE: JULY 2022
DWG SIZE: SCALE AS SHOWN @ A1
DRAWN: SC CHECKED: JH ISSUE: A



80m Line

SECTION A--A
1:200 Scale

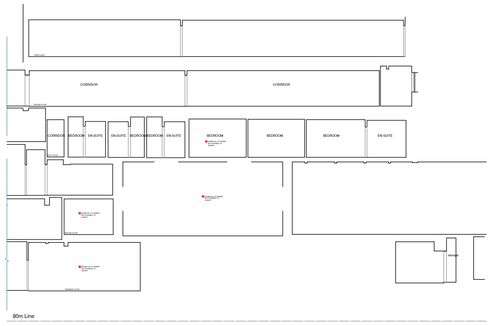


80m Line

SECTION B--B
1:200 Scale

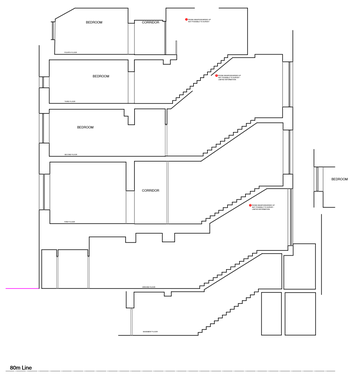
80m Line

SECTION C--C
1:200 Scale



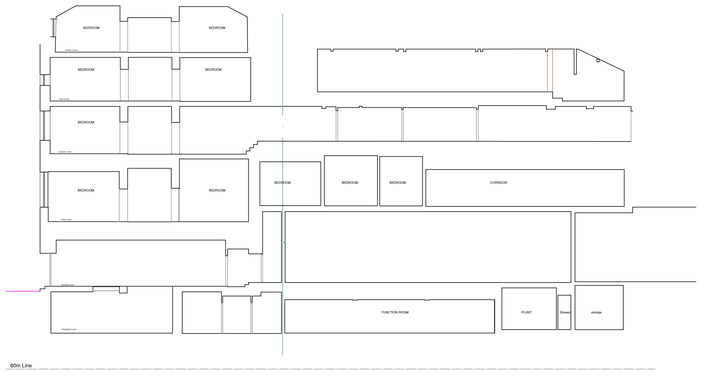
80m Line

SECTION C--C
1:200 Scale



80m Line

SECTION D--D
1:200 Scale



80m Line

SECTION E--E
1:200 Scale

80m Line

SECTION F--F
1:200 Scale

80m Line

SECTION F--F
1:200 Scale

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS AND DRAWINGS ISSUED. FOR DISCREPANCIES OR OMISSIONS CONTACT MOBILE CAD SURVEYING SOLUTIONS LTD PRIOR TO WORK COMMENCING. THE CONTRACTOR IS TO CHECK AND VERIFY ALL BUILDING AND SITE DIMENSIONS AND LEVELS BEFORE WORK COMMENCES.

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DO NOT SCALE THIS DRAWING - CHECK ALL DIMENSIONS ON SITE

Note:
Areas drawn indicatively noted and indicated by grey dashed line as line below

ABBREVIATIONS & LEGEND:

LEVELS & HEIGHTS

CL	-	COVER LEVEL
IL	-	INVERT LEVEL
L	-	LEVEL
HT	-	HEIGHT
STN	-	SURVEY STATION
BM	-	BEAM
CE	-	CEILING
J	-	JOISTS
RA	-	RAFTERS
E	-	EAVES
F	-	FENCE
U/S	-	UNDERSIDE OF
RL	-	RIDGE LINE
FR	-	FLAT ROOF
HL	-	HIP LINE
VL	-	VALLEY LINE
PW	-	PARAPET WALL
SL	-	SLAB
SF	-	SOFFIT
T	-	TREE
THR	-	THRESHOLD
To	-	TOP OF
W	-	WALL
HH	-	HEAD HEIGHT
OH	-	OPENING HEIGHT
SH	-	SILL HEIGHT

GENERAL NOTES

AB	-	ADVERTISING BOARD
AC	-	AIR CONDITIONING UNIT
AHU	-	AIR HANDLING UNIT
AP	-	INTRUDER ALARM PANEL
B	-	BOLLARD
BA	-	BARRIER
BE	-	BENCH
BS	-	BUS STOP
BLR	-	BOILER
BXO	-	BOXING OUT
CAH	-	CEILING ACCESS HATCH
CHY	-	CHIMNEY
CPD	-	CUPBOARD
DB	-	DOG WASTE BIN
DW	-	DWARF WALL
DK	-	DROP KERB
EDB	-	ELECTRICAL DISTRIBUTION BOARD
EG	-	EXTRACT GRILLE
EM	-	ELECTRIC METER
FB	-	FUSE BOX
FP	-	FIREPLACE
FU	-	FLUE
FAP	-	FIRE ALARM PANEL
GR	-	GRASS
GU	-	GUARDING
GM	-	GAS METER
HWC	-	HOT WATER CYLINDER
LB	-	LITTER BIN
LP	-	LAMP POST
PC	-	PELICAN CROSSING
PS	-	PAVING SLABS
PL	-	PAVEMENT LIGHT
PLT	-	PLANTING
PB	-	POST BOX
RG	-	RAILING
RS	-	ROAD SIGN
RFL	-	ROOF LIGHT
SB	-	SPEED BUMP
SG	-	SIGNAGE
SN	-	STREET NAME SIGN
SWR	-	SHOWER
SHV	-	SHELVING
TB	-	TELEPHONE BOX
TL	-	TRAFFIC LIGHT
TM	-	TICKET MACHINE
TP	-	TELEGRAPH POLE
VE	-	VEGETATION
WA	-	WATER
WD	-	WARDROBE
WH	-	WATER HEATER
ZC	-	ZEBRA CROSSING

SERVICES

BT	-	BRITISH TELECOMS
CATV	-	CABLE TELEVISION
ER	-	EARTHING ROD
ES	-	ELECTRICAL SUPPLY
FH	-	FIRE HYDRANT
GAS	-	GAS SUPPLY
PO	-	POST OFFICE TELEPHONE
SV	-	STOP VALVE
TSSU	-	TRAFFIC LIGHT SIGNALS

DRAINAGE

DC	-	DRAINAGE CHANNEL
G	-	GULLY
I/C	-	INSPECTION CHAMBER
M/H	-	MANHOLE
RE	-	RODDING EYE
RWP	-	RAIN WATER PIPE
UTL	-	UNABLE TO LIFT
S+VP	-	SOIL & VENT PIPE
ST	-	STOP TAP
WM	-	WATER METER

TYPICAL DRAWING SYMBOLS

SPOT LEVEL — × 96.256

SPOT HEIGHT — △ ToW 99.034 / X

SURVEY STATION — STN 01 E 232193.251 N 515743.694 HT 95.142

MANHOLE / INSPECTION CHAMBER — I/C CL=96.256 IL=94.824

SURVEY HEIGHT — FH-2.704

WINDOW TAG — WINDOW 010 OH=0.747 SH=1.215

DOOR TAG — DOOR 002 OH=1.920

RADIATOR TAG — RADIATOR 009 OH=0.558 SH=0.558 W=4.200

TOP & BOTTOM OF KERB — × 34.500 34.350

TOPOGRAPHICAL SYMBOLS

OVERHEAD ELECTRICAL

OVERHEAD TELEPHONE

FENCE LINE

VEGETATION OUTLINE

SINGLE GATE

DOUBLE GATE

TREE

CONTOURS — 92.000m

SLOPING DIRECTION LINE

REV	DATE	AMENDMENTS
A	21.09	DRAWING LAYWALK AND REVIEW

MOBILE CAD
Surveying Solutions
www.mobcad.co.uk
surveys@mobcad.co.uk
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WF8 1QY
01977 525 076
London Office:
Kemp House
152 - 160 City Road
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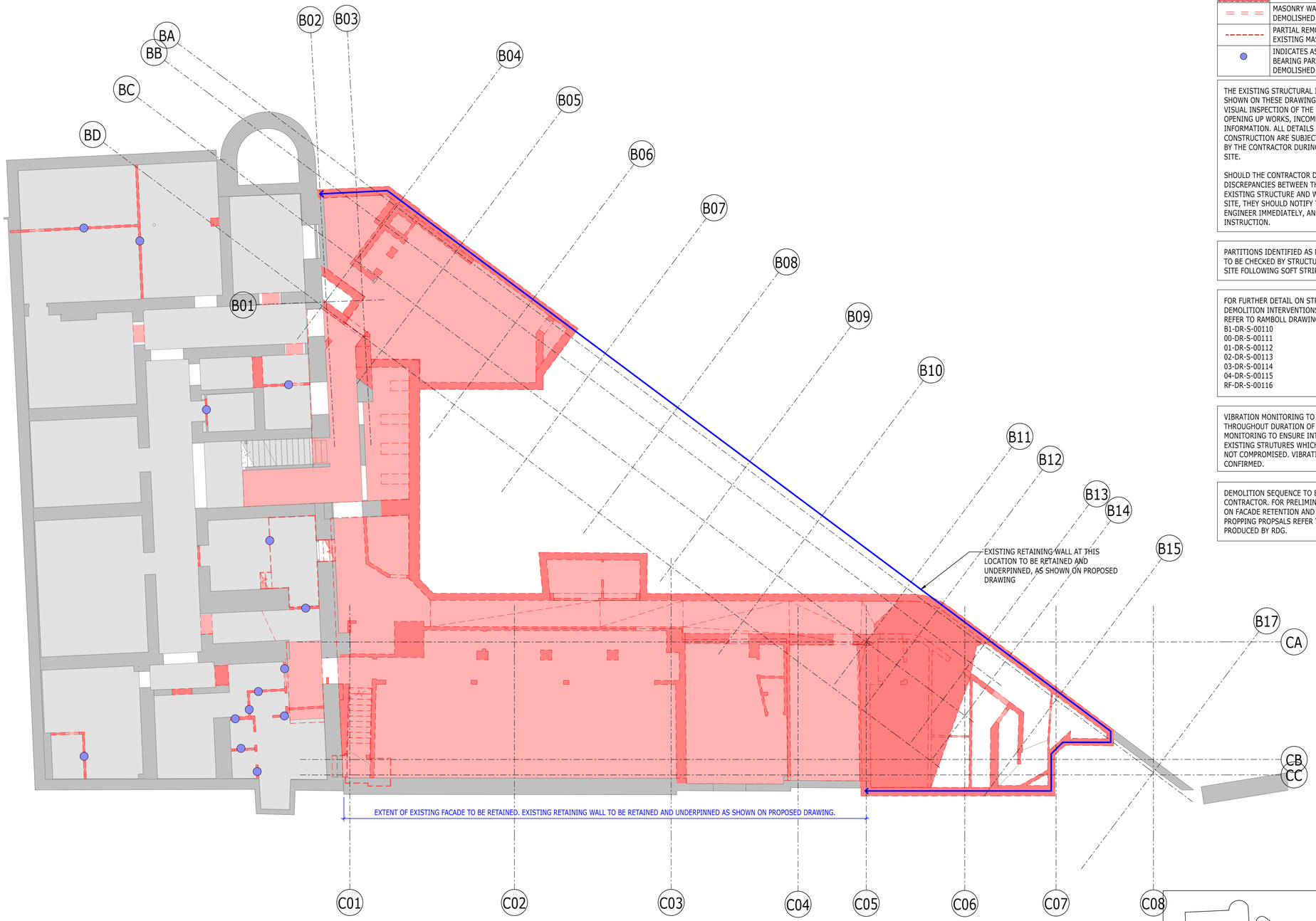
EC2V 2NX
020 3198 1197

PROJECT: MEASURED BUILDING SURVEY
ADDRESS: ST. GEORGES HOTEL, HUDDERSFIELD, HD1 1JA
DWG NO.: 3518 - 05
DWG TITLE:SECTIONS
DWG DATE: JULY 2022
DWG SIZE: SCALE AS SHOWN @ A1
DRAWN: MW | CHECKED: JH | ISSUE: A

Appendix 2
Ramboll demolition drawings



PLAN 1 : 100 — 1 / S-00110

DEM-LEVEL B1

DEMOLITION KEY

PATTERN	DESCRIPTION
	AREA OF SUSPENDED FLOOR TO BE DEMOLISHED
	AREA OF BASEMENT FLOOR TO BE DEMOLISHED
	MASONRY WALL TO BE DEMOLISHED
	PARTIAL REMOVAL OF FOOTING TO EXISTING MASONRY WALL
	INDICATES ASSUMED NON LOAD BEARING PARTITION WALL TO BE DEMOLISHED

THE EXISTING STRUCTURAL INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON A VISUAL INSPECTION OF THE BUILDING, LIMITED OPENING UP WORKS, INCOMPLETE ARCHIVE INFORMATION. ALL DETAILS OF THE EXISTING CONSTRUCTION ARE SUBJECT TO CONFIRMATION BY THE CONTRACTOR DURING THE WORKS ON SITE.

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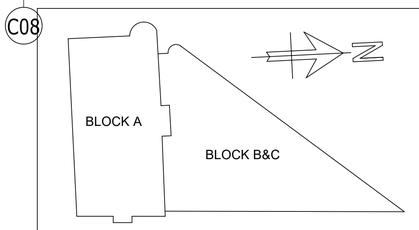
PARTITIONS IDENTIFIED AS NON-LOAD BEARING TO BE CHECKED BY STRUCTURAL ENGINEER ON SITE FOLLOWING SOFT STRIP DEMOLITION.

FOR FURTHER DETAIL ON STRUCTURAL DEMOLITION INTERVENTIONS FOR BLOCK A REFER TO RAMBOLL DRAWINGS:
B1-DR-S-00110
00-DR-S-00111
01-DR-S-00112
02-DR-S-00113
03-DR-S-00114
04-DR-S-00115
RF-DR-S-00116

VIBRATION MONITORING TO BE IN PLACE THROUGHOUT DURATION OF THE WORKS. MONITORING TO ENSURE INTEGRITY OF EXISTING STRUTURES WHICH ARE TO REMAIN IS NOT COMPROMISED. VIBRATION LEVELS TO BE CONFIRMED.

DEMOLITION SEQUENCE TO BE DEVELOPED BY CONTRACTOR. FOR PRELIMINARY INFORMATION ON FACADE RETENTION AND TEMPORARY PROPPING PROPSALS REFER TO DRAWINGS PRODUCED BY RDG.



KEYPLAN

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Rev	Description	Date	By / Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC / AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC / AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL HUDDERSFIELD

RAMBOLL
tel 01244 311855 chester@ramboll.co.uk
www.ramboll.co.uk

DEMOLITION PLAN BASEMENT LEVEL

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-B1-DR-S-00160 — Rev: P02

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PLAN 1 (S-00205)
1 : 100
DEM-LEVEL 00

DEMOLITION KEY

PATTERN	DESCRIPTION
	AREA OF SUSPENDED FLOOR TO BE DEMOLISHED
	AREA OF BASEMENT FLOOR TO BE DEMOLISHED
	MASONRY WALL TO BE DEMOLISHED
	PARTIAL REMOVAL OF FOOTING TO EXISTING MASONRY WALL
	INDICATES ASSUMED NON LOAD BEARING PARTITION WALL TO BE DEMOLISHED

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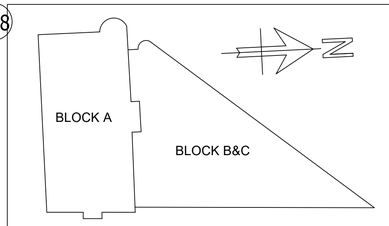
FOR FURTHER DETAIL ON STRUCTURAL DEMOLITION INTERVENTIONS FOR BLOCK A REFER TO RAMBOLL DRAWINGS:
B1-DR-S-00110
00-DR-S-00111
01-DR-S-00112
02-DR-S-00113
03-DR-S-00114
04-DR-S-00115
RF-DR-S-00116

VIBRATION MONITORING TO BE IN PLACE THROUGHOUT DURATION OF THE WORKS. MONITORING TO ENSURE INTEGRITY OF EXISTING STRUTURES WHICH ARE TO REMAIN IS NOT COMPROMISED. VIBRATION LEVELS TO BE CONFIRMED.

DEMOLITION SEQUENCE TO BE DEVELOPED BY CONTRACTOR. FOR PRELIMINARY INFORMATION ON FACADE RETENTION AND TEMPORARY PROPPING PROPSALS REFER TO DRAWINGS PRODUCED BY RDG.



KEYPLAN

Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

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DEMOLITION PLAN GROUND FLOOR

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-00-DR-S-00161
Rev: P02

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PLAN 1 (S-00206)
1 : 100
DEM-LEVEL 01

DEMOLITION KEY

PATTERN	DESCRIPTION
	AREA OF SUSPENDED FLOOR TO BE DEMOLISHED
	AREA OF BASEMENT FLOOR TO BE DEMOLISHED
	MASONRY WALL TO BE DEMOLISHED
	PARTIAL REMOVAL OF FOOTING TO EXISTING MASONRY WALL
	INDICATES ASSUMED NON LOAD BEARING PARTITION WALL TO BE DEMOLISHED

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FOR FURTHER DETAIL ON STRUCTURAL DEMOLITION INTERVENTIONS FOR BLOCK A REFER TO RAMBOLL DRAWINGS:
B1-DR-S-00110
00-DR-S-00111
01-DR-S-00112
02-DR-S-00113
03-DR-S-00114
04-DR-S-00115
RF-DR-S-00116

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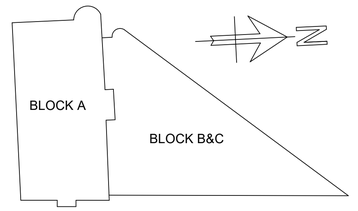

KEYPLAN

Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
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DEMOLITION PLAN FIRST FLOOR

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-01-DR-S-00162
Rev: P02

PLAN 1 : 100 — 1 / S-00300

DEM-LEVEL 02

DEMOLITION KEY

PATTERN	DESCRIPTION
	AREA OF SUSPENDED FLOOR TO BE DEMOLISHED
	AREA OF BASEMENT FLOOR TO BE DEMOLISHED
	MASONRY WALL TO BE DEMOLISHED
	PARTIAL REMOVAL OF FOOTING TO EXISTING MASONRY WALL
	INDICATES ASSUMED NON LOAD BEARING PARTITION WALL TO BE DEMOLISHED

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FOR FURTHER DETAIL ON STRUCTURAL DEMOLITION INTERVENTIONS FOR BLOCK A REFER TO RAMBOLL DRAWINGS:
B1-DR-S-00110
00-DR-S-00111
01-DR-S-00112
02-DR-S-00113
03-DR-S-00114
04-DR-S-00115
RF-DR-S-00116

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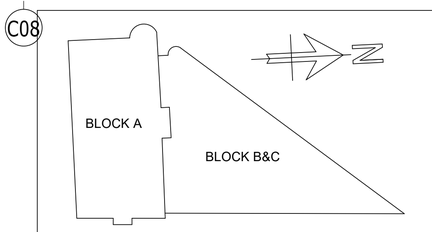

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Rev	Description	Date	By / Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC / AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC / AC	PM

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DEMOLITION PLAN SECOND FLOOR

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-02-DR-S-00163 — Rev: P02

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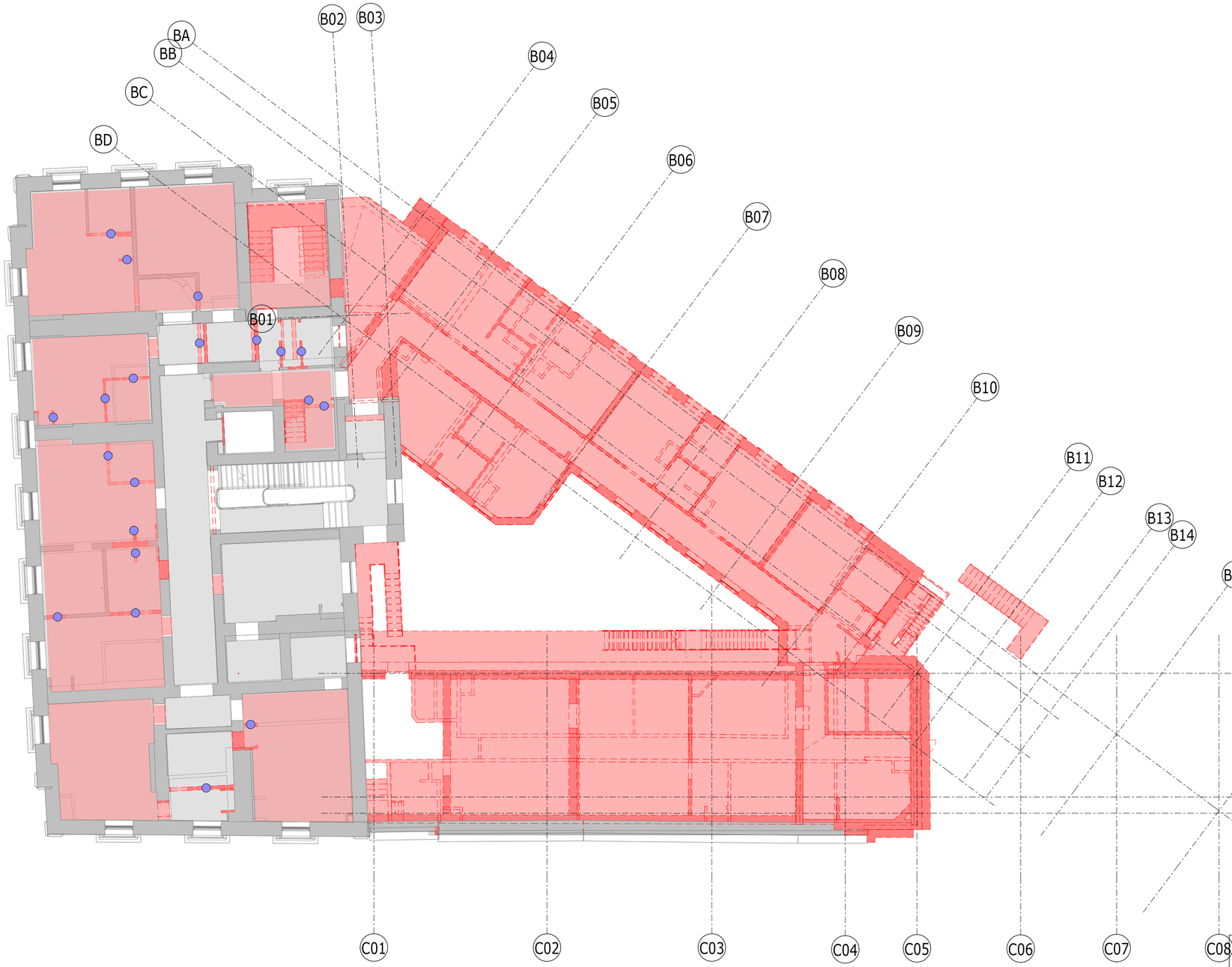

PLAN 1 : 100 — 1 / S-00300

DEM-LEVEL 03

DEMOLITION KEY

PATTERN	DESCRIPTION
	AREA OF SUSPENDED FLOOR TO BE DEMOLISHED
	AREA OF BASEMENT FLOOR TO BE DEMOLISHED
	MASONRY WALL TO BE DEMOLISHED
	PARTIAL REMOVAL OF FOOTING TO EXISTING MASONRY WALL
	INDICATES ASSUMED NON LOAD BEARING PARTITION WALL TO BE DEMOLISHED

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B1-DR-S-00110
00-DR-S-00111
01-DR-S-00112
02-DR-S-00113
03-DR-S-00114
04-DR-S-00115
RF-DR-S-00116

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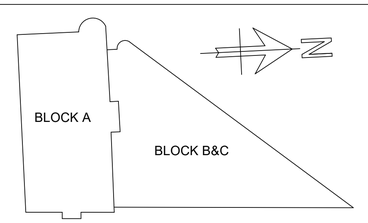

KEYPLAN

Rev	Description	Date	By / Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC / AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC / AC	PM

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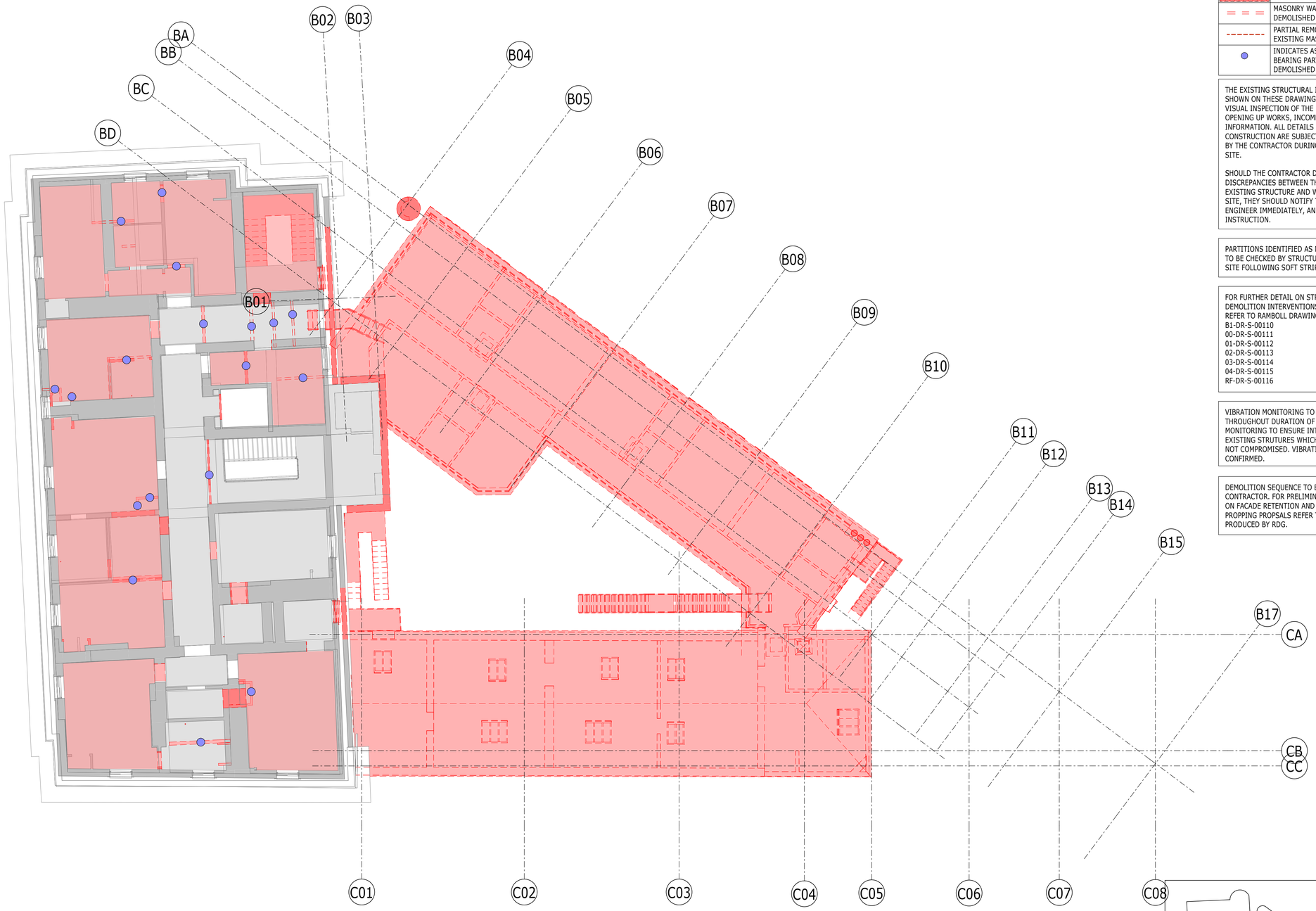
HUDDERSFIELD

RAMBOLL
tel 01244 311855 chester@ramboll.co.uk
www.ramboll.co.uk

DEMOLITION PLAN THIRD FLOOR

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-03-DR-S-00164	P02



PLAN 1 : 100 — 1 S-00300

DEM-LEVEL 04

DEMOLITION KEY

PATTERN	DESCRIPTION
	AREA OF SUSPENDED FLOOR TO BE DEMOLISHED
	AREA OF BASEMENT FLOOR TO BE DEMOLISHED
	MASONRY WALL TO BE DEMOLISHED
	PARTIAL REMOVAL OF FOOTING TO EXISTING MASONRY WALL
	INDICATES ASSUMED NON LOAD BEARING PARTITION WALL TO BE DEMOLISHED

THE EXISTING STRUCTURAL INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON A VISUAL INSPECTION OF THE BUILDING, LIMITED OPENING UP WORKS, INCOMPLETE ARCHIVE INFORMATION. ALL DETAILS OF THE EXISTING CONSTRUCTION ARE SUBJECT TO CONFIRMATION BY THE CONTRACTOR DURING THE WORKS ON SITE.

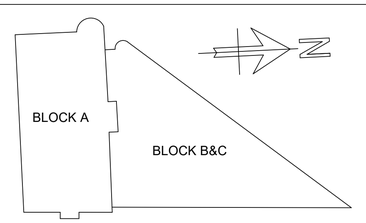
SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES BETWEEN THE ASSUMED EXISTING STRUCTURE AND WHAT IS FOUND ON SITE, THEY SHOULD NOTIFY THE STRUCTURAL ENGINEER IMMEDIATELY, AND AWAIT FURTHER INSTRUCTION.

PARTITIONS IDENTIFIED AS NON-LOAD BEARING TO BE CHECKED BY STRUCTURAL ENGINEER ON SITE FOLLOWING SOFT STRIP DEMOLITION.

FOR FURTHER DETAIL ON STRUCTURAL DEMOLITION INTERVENTIONS FOR BLOCK A REFER TO RAMBOLL DRAWINGS:
B1-DR-S-00110
00-DR-S-00111
01-DR-S-00112
02-DR-S-00113
03-DR-S-00114
04-DR-S-00115
RF-DR-S-00116

VIBRATION MONITORING TO BE IN PLACE THROUGHOUT DURATION OF THE WORKS. MONITORING TO ENSURE INTEGRITY OF EXISTING STRUTURES WHICH ARE TO REMAIN IS NOT COMPROMISED. VIBRATION LEVELS TO BE CONFIRMED.

DEMOLITION SEQUENCE TO BE DEVELOPED BY CONTRACTOR. FOR PRELIMINARY INFORMATION ON FACADE RETENTION AND TEMPORARY PROPPING PROPSALS REFER TO DRAWINGS PRODUCED BY RDG.



KEYPLAN

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4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.

Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

S3 - FOR REVIEW AND COMMENT

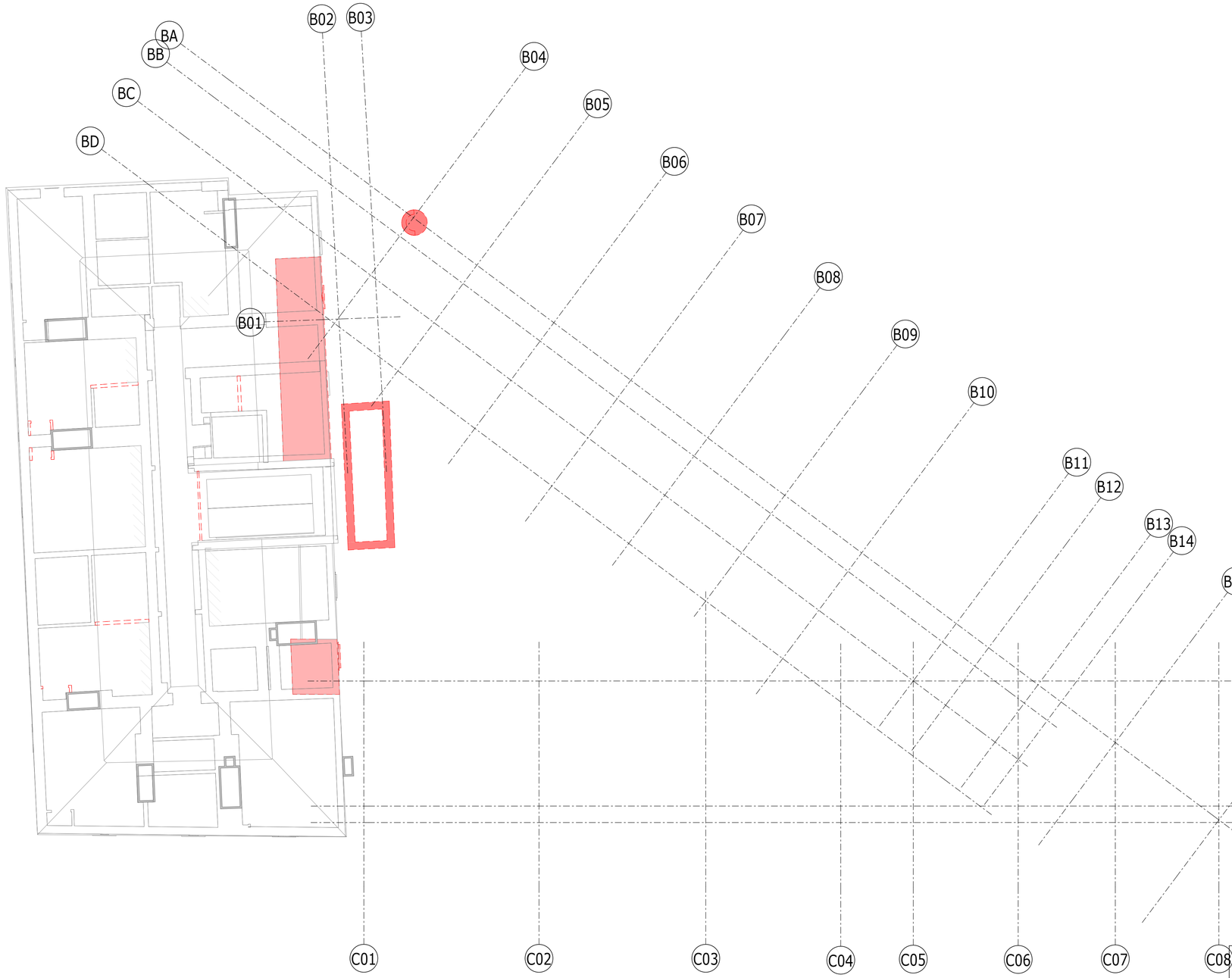
THE GEORGE HOTEL
HUDDERSFIELD

RAMBOLL
tel 01244 311855 chester@ramboll.co.uk
www.ramboll.co.uk

DEMOLITION PLAN FOURTH FLOOR

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-04-DR-S-00165
Rev: P02



PLAN 1 / S-00116
1 : 100
DEM-RF LEVEL

DEMOLITION KEY

PATTERN	DESCRIPTION
	AREA OF SUSPENDED FLOOR TO BE DEMOLISHED
	AREA OF BASEMENT FLOOR TO BE DEMOLISHED
	MASONRY WALL TO BE DEMOLISHED
	PARTIAL REMOVAL OF FOOTING TO EXISTING MASONRY WALL
	INDICATES ASSUMED NON LOAD BEARING PARTITION WALL TO BE DEMOLISHED

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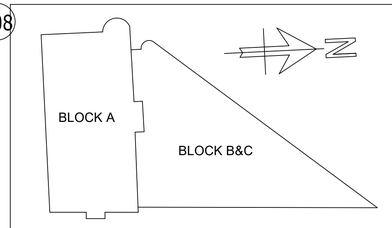
FOR FURTHER DETAIL ON STRUCTURAL DEMOLITION INTERVENTIONS FOR BLOCK A REFER TO RAMBOLL DRAWINGS:
B1-DR-S-00110
00-DR-S-00111
01-DR-S-00112
02-DR-S-00113
03-DR-S-00114
04-DR-S-00115
RF-DR-S-00116

VIBRATION MONITORING TO BE IN PLACE THROUGHOUT DURATION OF THE WORKS. MONITORING TO ENSURE INTEGRITY OF EXISTING STRUTURES WHICH ARE TO REMAIN IS NOT COMPROMISED. VIBRATION LEVELS TO BE CONFIRMED.

DEMOLITION SEQUENCE TO BE DEVELOPED BY CONTRACTOR. FOR PRELIMINARY INFORMATION ON FACADE RETENTION AND TEMPORARY PROPPING PROPSALS REFER TO DRAWINGS PRODUCED BY RDG.



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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL
HUDDERSFIELD

RAMBOLL
tel 01244 311855 chester@ramboll.co.uk
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DEMOLITION PLAN ROOF LEVEL

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

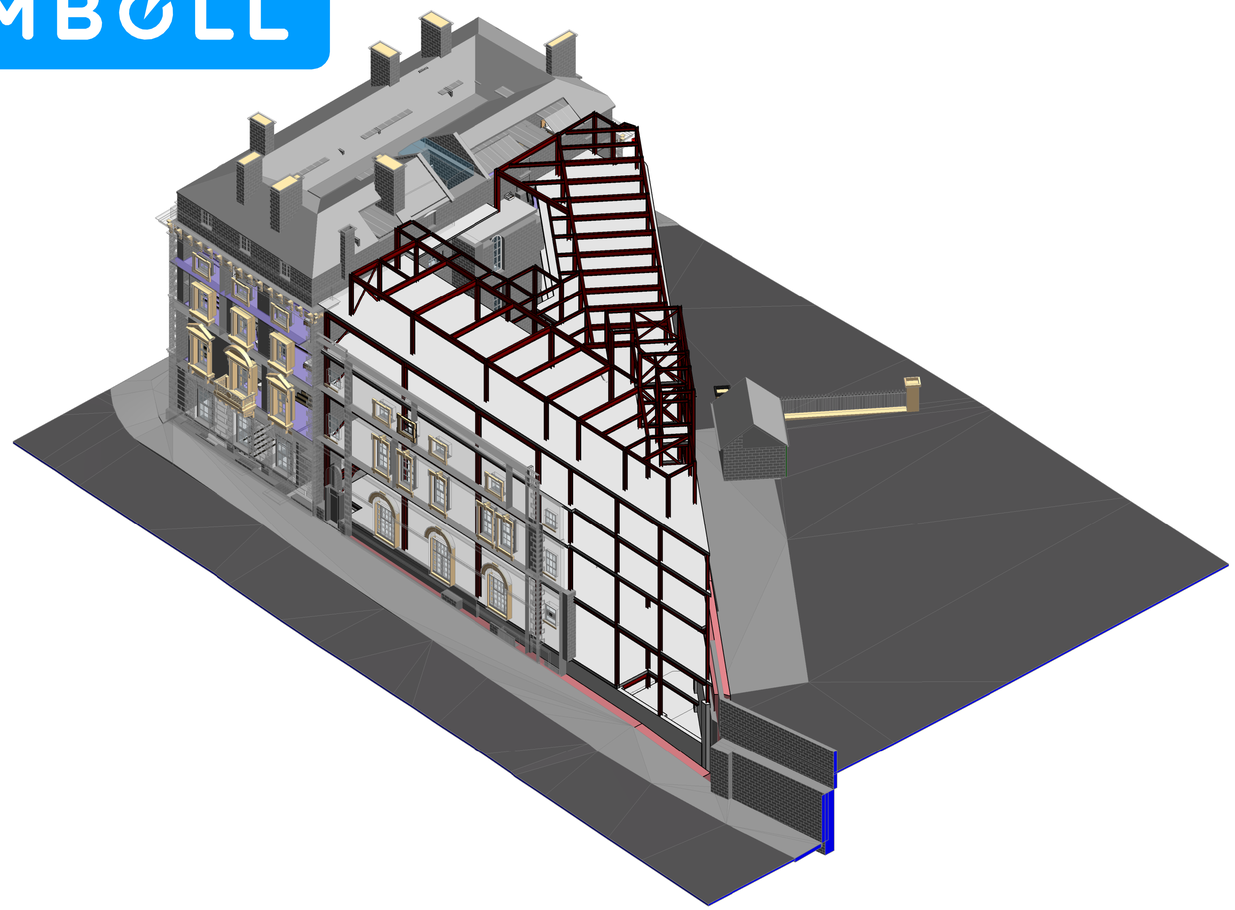
Drawing No: 4217-RAM-ZZ-RF-DR-S-00166
Rev: P02

Appendix 3
Ramboll proposed drawings

www.ramboll.co.uk

1 Broad Gate
The Headrow
Leeds
LS1 8EQ

T +44 113 204 2880



PROJECT

THE GEORGE HOTEL HUDDERSFIELD

CLIENT

CLIENT

MODEL NAME

4217-RAM-ZZ-ZZ-M3-S-0003

MODEL VERSION

03

STATUS

S1

STATUS DESCRIPTION

SUITABLE FOR COORDINATION

MODEL AUTHOR

JOHN CROWDER

PROJECT ENGINEER

ALI COURTNEY

PROJECT COORDINATES

PROJECT BASE POINT

N/S	416926966.7mm
E/W	414394153.2mm
ELEV	0.0mm
ANGLE TO TRUE NORTH	344.47°

REVIT VERSION/BUILD

REVIT VERSION
2020

RUK REVIT TEMPLATE REVISION
3.2

RUK REVIT TEMPLATE DATE
20/10/2021

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MODEL VERSION HISTORY

MODEL VERSION	STATUS	STATUS DESCRIPTION	ISSUED BY	ISSUE DATE	MODEL ISSUE NOTES
01	S1	ISSUED FOR COORDINATION	JC	01/11/2022	
02	S1	ISSUED FOR COORDINATION	JC	11/11/2022	
03	S1	ISSUED FOR COORDINATION	JC	01/12/2022	

GENERAL NOTES

1. ALL DIMENSIONS ARE IN mm.

2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND SERVICES ENGINEERS DRAWINGS AND SPECIFICATIONS.

3. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR AND ANY DISCREPANCIES BROUGHT TO THE ENGINEERS & ARCHITECTS ATTENTION IN ACCORDANCE WITH THE SPECIFICATION.

4. FOR THE PURPOSES OF CONSTRUCTION, THIS DRAWING MUST NOT BE SCALED AND ONLY WRITTEN OR CALCULATED DIMENSIONS USED.

5. ALL PROPRIETARY PRODUCTS TO BE USED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION AND DETAILS.

6. GENERALLY ONLY HOLES, POCKETS,RECESSES ETC WITH ANY DIMENSION GREATER THAN 200mm ARE SHOWN ON THE DRAWINGS. FOR CONFIRMATION OF THESE AND FOR DETAILS OF SMALLER HOLES, INSERTS,FIXINGS ETC, REFERENCE SHOULD BE MADE TO THE ARCHITECTS, SERVICES ENGINEERS AND OTHER RELEVANT CONSULTANTS BUILDERS WORK DRAWINGS.

7. ALL TEMPORARY WORKS ARE TO BE DESIGNED AND INSTALLED BY THE CONTRACTOR.

8. ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO CHECK SURVEY/SITE INFORMATION USED ON THIS DRAWING, RAMBOLL ARE NOT RESPONSIBLE FOR ITS ACCURACY.

ALL SETTING OUT IS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

9. ALL COLUMNS AND BASES ARE SET OUT CENTRALLY ON GRIDLINES, UNLESS NOTED OTHERWISE.

10. FOR DETAILS OF LIGHTNING PROTECTION REFER TO SERVICES ENGINEERS DRAWINGS.

11. REFER TO ARCHITECTS DRAWINGS FOR WATERPROOFING DETAILS.

DESIGN GUIDES

THE FOLLOWING BRITISH STANDARDS, CODES OF PRACTICE AND REFERENCES HAVE BEEN USED:

BS EN 1990	BASIS OF STRUCTURAL DESIGN
BS EN 1991	ACTIONS ON STRUCTURES
BS EN 1992	DESIGN OF CONCRETE STRUCTURES
BS EN 1993	DESIGN OF STEEL STRUCTURES
BS EN 1994	DESIGN OF STEEL AND CONCRETE COMPOSITE STRUCTURES
BS EN 1995	DESIGN OF TIMBER STRUCTURES
BS EN 1996	DESIGN OF MASONRY STRUCTURES
BS EN 1997	GEOTECHNICAL DESIGN
BS 8500-1	CONCRETE - COMPLEMENT TO BS EN 206-1 (PART 1: METHOD OF SPECIFYING AND GUIDANCE FOR SPECIFIER)

STRUCTURAL NOTATIONS

REINFORCEMENT ABBREVIATIONS:

B:	DENOTES	BOTTOM LAYER
T:	DENOTES	TOP LAYER
EF:	DENOTES	EACH FACE
EW:	DENOTES	EACH WAY
NF:	DENOTES	NEAR FACE
FF:	DENOTES	FAR FACE
ALT:	DENOTES	ALTERNATE BARS
STG:	DENOTES	STAGGERED BARS
UB:	DENOTES	U-BARS
LL:	DENOTES	LONG LEG

FOUNDATION PREFIXES:

CP:	DENOTES	CONCRETE PILE
SP:	DENOTES	STEEL PILE
PF:	DENOTES	PAD FOOTING
SF:	DENOTES	STRIP FOOTING
PC:	DENOTES	PILE CAP
RW:	DENOTES	RETAINING WALL
GB:	DENOTES	GROUND BEAM

STRUCTURE PREFIXES:

CC:	DENOTES	COLUMN CONCRETE
CS:	DENOTES	COLUMN STEEL
CT:	DENOTES	COLUMN TIMBER
WP:	DENOTES	WIND POST
BC:	DENOTES	BEAM CONCRETE
BS:	DENOTES	BEAM STEEL
PB:	DENOTES	POST TENSIONED CONCRETE BEAM
PG:	DENOTES	PLATE GIRDER
FB:	DENOTES	FABSEC BEAM
WB:	DENOTES	WESTOK BEAM
TR:	DENOTES	TRUSS
W:	DENOTES	WALL
S:	DENOTES	SLAB
PT:	DENOTES	POST TENSIONED SLAB
MD:	DENOTES	METAL DECKED SLAB
RS:	DENOTES	ROOF SHEET
PP:	DENOTES	PRECAST PLATE (OMNIDECK, ETC)
MS:	DENOTES	MILD STEEL FLOOR PLATE
MJ:	DENOTES	MOVEMENT JOINT
BR:	DENOTES	BRACE
BP:	DENOTES	BASEPLATE
J:	DENOTES	JOIST
R:	DENOTES	RAFTER
L:	DENOTES	LINTEL
ST:	DENOTES	STAIR
ND:	DENOTES	NODE

STRUCTURE SUFFIXES:

C:	DENOTES	CAMBERED
SS:	DENOTES	SHEAR STUDS
PC:	DENOTES	PRECAST CONCRETE ELEMENT
G:	DENOTES	GALVANISED
P:	DENOTES	PAINTED

STRUCTURE PREFIXES (AMERICAN CODE):

LB:	DENOTES	LINK BEAM
SW:	DENOTES	SHEAR WALL
WS:	DENOTES	WALL SEGMENT

GENERAL ABBREVIATIONS

BBS	DENOTES	BAR BENDING SCHEDULE
BWK	DENOTES	BRICKWORK
BLDG	DENOTES	BUILDING
BLK	DENOTES	BLOCKWORK
CL:	DENOTES	CENTRE LINE
COL	DENOTES	COLUMN
CONC	DENOTES	CONCRETE
CRS	DENOTES	CENTRES
CU	DENOTES	COLUMN UNDER
C/C	DENOTES	CENTRES
DIA	DENOTES	DIAMETER
DP	DENOTES	DEEP
EXTG	DENOTES	EXISTING
FL	DENOTES	FOUNDING LEVEL
FFL:	DENOTES	FINISHED FLOOR LEVEL
GA	DENOTES	GENERAL ARRANGEMENT
GL	DENOTES	GROUND LEVEL
HD	DENOTES	HOLDING DOWN
HT	DENOTES	HEIGHT
HW	DENOTES	HARDWOOD
I.D:	DENOTES	INTERNAL DIAMETER
I.L:	DENOTES	INVERT LEVEL
LG	DENOTES	LONG
LVL	DENOTES	LEVEL
MAX	DENOTES	MAXIMUM
MIN	DENOTES	MINIMUM
m	DENOTES	METRES
mm	DENOTES	MILLIMETRES
M/S	DENOTES	MILD STEEL
No.	DENOTES	NUMBER
NTS	DENOTES	NOT TO SCALE
O.D:	DENOTES	OUTSIDE DIAMETER
OSA:	DENOTES	OR SIMILAR APPROVED
PL	DENOTES	PLATE
RAD	DENOTES	RADIUS
RC	DENOTES	REINFORCED CONCRETE
SSL:	DENOTES	STRUCTURAL SLAB LEVEL
S/S	DENOTES	STAINLESS STEEL
SOP:	DENOTES	SETTING OUT POINT
SW	DENOTES	SOFTWOOD
THK	DENOTES	THICK
TYP	DENOTES	TYPICAL
TOS:	DENOTES	TOP OF STEEL
TOC:	DENOTES	TOP OF CONCRETE
TOF:	DENOTES	TOP OF FOUNDATION
UNO:	DENOTES	UNLESS NOTED OTHERWISE
U/S:	DENOTES	UNDERSIDE
WD	DENOTES	WIDE

CONCRETE NOTES

1. FOR DETAILS OF CONCRETE MIXES,REFER TO RAMBOLL SPECIFICATION.

2. NO CHASING OF CONCRETE WILL BE PERMITTED.

3. CONTRACTOR TO ALLOW FOR CO-ORDINATION OF BUILDERS WORK REQUIREMENTS FOR SERVICES SO THAT HOLES SLEEVES ETC. CAN BE CAST INTO ALL NEW CONCRETE WORK.

4. NO POST-DRILLING OF CONCRETE FOR SERVICE HOLES GREATER THAN 200mm WILL BE PERMITTED.

5. BEFORE CONCRETING THE CONTRACTOR SHALL SUBMIT A LAYOUT SHOWING THE LOCATION OF ALL PROPOSED CONSTRUCTION JOINTS. THE SPACING AND SEQUENCE OF POURS SHALL NOT EXCEED THOSE GIVEN IN THE SPECIFICATION.

6. FOR WATERTIGHT CONSTRUCTION, WATER BARS ARE TO BE PROVIDED IN ALL CONSTRUCTION JOINTS IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

7. ALL COVERS TO BE IN ACCORDANCE WITH BS EN 1992-1-1.

8. NOMINAL COVER TO ALL REINFORCEMENT SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON THE DRAWINGS :

FOUNDATIONS	UNFORMED	= 75mm
	INTERNAL FORMED	= 40mm
	EXTERNAL FORMED	= 50mm (NON WATER RESISTING)
	EXTERNAL	= 40mm (WATER RESISTING)
SUPERSTRUCTURE	FORMED INTERNAL	= 25mm
	FORMED EXTERNAL	= 40mm

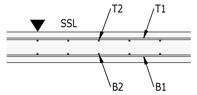
9. ALL LAPS TO REINFORCEMENT TO BE IN ACCORDANCE WITH RELEVANT SPECIFICATION AND DESIGN CODE.

10. REINFORCEMENT GRADES TO BE:

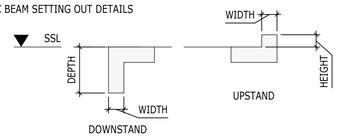
TYPE H -TYPE 2 DEFORMED BARS, GRADE 500 TO BS4449 REINFORCEMENT.

11. RC DETAILING ABBREVIATIONS USED:

T	DENOTES	TOP
B	DENOTES	BOTTOM
NF	DENOTES	NEAR FACE
FF	DENOTES	FAR FACE
EF	DENOTES	EACH FACE
AP	DENOTES	ALTERNATELY PLACED
ABR	DENOTES	ALTERNATE BARS REVERSED
STGD	DENOTES	STAGGERED



12. RC BEAM SETTING OUT DETAILS



13. FOR DETAILS OF CONCRETE MIXES, REFER TO RAMBOLL SPECIFICATION.

RC BASEMENT RAFT SLAB AND WALLS = DESIGNATED MIX 01. SPECIAL MIX TO SUIT ADMIXTURE.

MASS CONCRETE UNDERPINNING = TBC (FOLLOWING SI).

RC SLABS ON PERMANENT METAL DECK = DESIGNATED MIX RC 25/30.

POUR SEQUENCE OF RC BASEMENT SLAB AND WALLS TBC TO CONTROL SHRINKAGE CRACKING.

CONCRETE FINISHES

1. CONCRETE FORMED FINISHES TO BE AS BELOW:

i) BASEMENT RC SLABS AND WALLS: ORDINARY FINISH
ii) PRECAST STAIRS: TO ARCHITECTS SPECIFICATION

PRECAST STAIRS

1. ALL STAIR FLIGHTS SHOWN ON RAMBOLL DRAWINGS ARE TO BE PRECAST CONCRETE UNLESS NOTED OTHERWISE.

2. ALL P.C. STAIRS ARE TO BE SUB-CONTRACTOR DESIGNED IN ACCORDANCE WITH SPECIFICATION CLAUSE E60/210.

3. STAIRS ARE TO BE DESIGNED FOR A IMPOSED LOAD OF 4.0 kN/m2.

4. SETTING OUT OF TREADS, SHADOW GAPS AND OTHER ARCHITECTURAL FEATURES SHOULD BE TAKEN FROM THE ARCHITECTS DRAWINGS.

5. ALL PRECAST STAIRS ARE TO HAVE ROBUSTNESS FIXING SUITABLE FOR THE BUILDING CLASS, DESIGNED BY THE PRECAST STAIR SUPPLIER.

STEELWORK NOTES

THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL SPECIFICATION FOR STEELWORK AND THE RELEVANT BRITISH STANDARDS.

1. GENERALLY

VERTICAL CROSS BRACING DENOTED THUS BRACED BAY TO BE LOCATED CENTRALLY TO ALL BEAM AND COLUMN CENTRELINES U.N.O.

STEEL BEAM LINES SHOWN ON PLAN ARE AT THE CENTRE OF THE SECTION OR THE BACK EDGE OF CHANNELS U.N.O.

ALL BASEPLATES TO HAVE MINIMUM 4 No. HOLDING DOWN BOLTS.

2. MEMBER SIZES

SIZE OF MEMBERS ARE SCHEDULED ON THE DRAWINGS.

TOP OF COLUMN IS AS TOS UNLESS NOTED OTHERWISE.

3. STEEL GRADES (BS EN 10025 AND BS EN 1993).

GRADES OF STEELWORK/BOLTS ARE TO BE AS FOLLOWS (UNLESS NOTED OTHERWISE ON THE DRAWINGS

ALL STEELWORK	ALL INTERNAL STEELWORK: S355JR OR S355JOH ALL EXTERNAL STEELWORK: S355JO OR S355JOH
ALL BOLTS	GRADE 8.8 UNLESS NOTED OTHERWISE
ALL STAINLESS STEEL	GRADE 1.4401 (316) UNLESS NOTED OTHERWISE

4.CORROSION PROTECTION

CORROSION PROTECTION OF STEELWORK IS TO BE IN ACCORDANCE WITH THE RAMBOLL STEELWORK SPECIFICATION.
CLAUSE G10 AND M61.
COLOUR TO ARCHITECTS SPECIFICATION

5. FIRE PROTECTION

FIRE PROTECTION REQUIREMENTS TO BE IN ACCORDANCE WITH THE FIRE ENGINEERS REPORT AND ARCHITECTS SPECIFICATION. FOR COSTING PURPOSES ALLOW FOR INTUMESCENT COATING TO ALL STEELWORK.

6. PAINTING

PAINT TO ALL NEW STEELWORK TO BE IN ACCORDANCE WITH THE SPECIFICATION, WITH THE EXCEPTION OF THE TOP FLANGE OF COMPOSITE BEAMS WHICH ARE TO BE LEFT UNPAINTED.

PAINTED OR GALVANIZED AREAS DAMAGED DURING TRANSIT OR CONSTRUCTION SHALL BE MADE GOOD IN ACCORDANCE WITH THE SPECIFICATION.

7. HOLES

NO HOLES ARE TO BE FORMED THROUGH STEEL BEAMS OR COLUMNS OTHER THAN THOSE SHOWN ON THE ENGINEER'S DRAWINGS WITHOUT PRIOR APPROVAL OF THE ARCHITECTS/ENGINEERS.

8. COLUMN SPLICES

COLUMN SPLICES GENERALLY l000mm ABOVE TOS LEVEL TYPICAL U.N.O.

9. MISCELLANEOUS

ALL END PLATES/CAPPING PLATES ARE TO BE PROFILED TO SHAPE OF SECTION U.N.O.

ALL END PLATES/CAPPING PLATES ARE TO BE LAMINAR FREE.

10. DIMENSIONS ARE GIVEN TO THE FOLLOWING POINTS FOR VARIOUS SECTIONS:

UB	CENTRELINE
uc	CENTRELINE
RSJ	CENTRELINE
TEE	CENTRELINE
RHS	CENTRELINE
SHS	CENTRELINE
CHS	CENTRELINE
PFC	BACK FACE OF WEB
RSA	BACK OF VERTICAL LEG

COMPOSITE SLAB NOTES

1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE RAMBOLL STEELWORK SPECIFICATION

2. DESIGN OF METAL DECKING, EDGE TRIMS AND ASSOCIATED FITTINGS BY THE CONTRACTOR.

3. LAYOUT AND FIXING OF DECKING AND EDGE TRIMS TO BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

4. DECKING LAYOUT TO BE ARRANGED TO ACHIEVE SHEAR STUD CENTRES INDICATED ON DRAWINGS.

5. ALL METAL DECKING IS TO SPAN 2 BAYS MINIMUM BETWEEN SUPPORTING BEAMS WHEREVER POSSIBLE.

6. JUNCTION BETWEEN SHEETS ARE TO BE FORMED TO AVOID GROUNT LOSS.

7. METAL DECKING TO EXTEND OVER THE FLOOR AREAS WITH EDGE DIMENSIONS AS NOTED ON DRAWINGS. METAL DECKING TO HAVE 50MM MINIMUM END BEARING ON STEEL BEAMS, DECKING TO BE CONTINUOUS OVER BEAM OF FLANGE WIDTH LESS THAN 140MM.

8. METAL DECKING MUST BE PROVIDED WITH ADEQUATE FIXINGS TO TOP FLANGES OF SUPPORTING BEAMS TO RESTRAIN THE BEAMS DURING ERECTION, PRIOR TO AND DURING THE CONCRETE SLAB BEING POURED.

9. ALL SHEAR STUDS TO BE 19mm DIAMETER X 105mm LONG (95mm AFTER WELDING) U.N.O. CHARACTERISTIC YIELD STRENGTH = 350N/mm2 AND MINIMUM ULTIMATE TENSILE STRENGTH = 450 N/mm2. ALL STUDS TO BE TRHOUGH DECK WELDED.

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3. ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM U.N.O.
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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

S3 - FOR REVIEW AND COMMENT

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GENERAL NOTES
SHEET 1

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	N/A	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-XX-DR-S-00010	P02

STRUCTURAL FIXINGS

1. ANCHOR BOLTS SHALL BE AS SPECIFIED ON THE DRAWINGS. NO SUBSTITUTIONS ARE TO BE MADE WITHOUT THE PRIOR CONSENT OF RAMBOLL.

2. ONLY ANCHORS WITH AN ETA (EUROPEAN TECHNICAL ASSESSMENT) FOR THE GIVEN APPLICATION SHALL BE USED.

3. PRIOR TO COMMENCEMENT, THE CONTRACTOR IS TO SUBMIT PROPOSALS FOR THE INSTALLATION OF ANCHORS IN ACCORDANCE WITH SECTION 7 OF BS8539:2012.

4. THE INSTALLATION OF ALL ANCHORS IS TO BE SUPERVISED AND ALL ANCHORS ARE TO BE INSPECTED AND CERTIFIED TO CONFIRM THEY HAVE BEEN CORRECTLY INSTALLED IN ACCORDANCE WITH THE SPECIFICATION AND ARE IN A CONDITION TO BE LOADED. CONSTRUCTION FIXINGS ASSOCIATION FORM 8539/03 IS TO BE COMPLETED BY THE CONTRACTOR'S SUPERVISOR AND SUBMITTED TO THE CA AND RAMBOLL FOR EACH UNIQUE GROUP OF CONNECTION DESIGNS/SPECIFICATIONS WITHIN THE PROJECT.

5. INSTALLERS AND SUPERVISORS MUST BE SUITABLY TRAINED AND QUALIFIED BY KNOWLEDGE AND PRACTICAL EXPERIENCE. THEY MUST BE IN POSSESSION OF THE NECESSARY ANCHOR INSTALLATION INSTRUCTIONS TO ENABLE THE REQUIRED TASKS TO BE CARRIED OUT CORRECTLY.

6. ALL PROPOSED FIXING LOCATIONS INTO CONCRETE ARE TO BE FERROSCANNED TO DETERMINE REINFORCEMENT LINES. WHERE CLASHES WITH REINFORCEMENT ARISE, REFER TO THE ENGINEER AND/OR CONNECTION DESIGNER FOR CONFIRMATION AS TO HOW THE CONNECTION SHOULD BE AMENDED. DRILLING OF REINFORCEMENT IS NOT PERMITTED WITHOUT PRIOR WRITTEN CONSENT OF RAMBOLL. PERCUSSIVE DRILLING IS TO BE USED ONLY (NO DIAMOND DRILLING).

7. INSTALLATION SHALL STRICTLY BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. IN PARTICULAR HOLES SHALL BE CLEAN AND DRY BEFORE INSTALLATION OF ANY RESINS.

8. RESIN BOLTS ARE NOT TO BE LOADED UNTIL THE RESIN HAS CURED AND REACHED FULL DESIGN STRENGTH.

9. WHERE BOLTS ARE TO BE TORQUED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS THIS SHALL BE CARRIED OUT USING A CALIBRATED TORQUE WRENCH.

10. 5% OF ANCHORS INSTALLED ARE TO BE PROOF TESTED IN ACCORDANCE WITH THE CONSTRUCTION FIXINGS ASSOCIATION GUIDANCE NOTE 'PROCEDURE FOR SITE TESTING CONSTRUCTION FIXINGS' AND BS 8539. THE FACTOR ON CHARACTERISTIC LOAD SHOULD BE 1.25.

11. FOR RESIN FIXINGS, THE VOID BETWEEN THE PLATE HOLE AND FIXING IS TO BE FILLED WITH THE SAME RESIN AS FIXING TO ENSURE AN EVEN DISTRIBUTION OF SHEAR LOADING BETWEEN BOLTS IN A CONNECTION.

MASONRY

1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S MASONRY SPECIFICATION.

2. THESE NOTES RELATE TO STRUCTURAL MASONRY AS USED IN THE PRIMARY STRUCTURE. FOR NON-STRUCTURAL MASONRY E.G. NON-LOAD BEARING BLOCKWORK, REFER TO THE ARCHITECT'S DETAILS.

3. QUALITY OF FACING MASONRY TO BE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATION.

4. ALL WALLS SHOWN ON RAMBOLL DRAWINGS ARE TO BE CONSIDERED AS LOADBEARING UNLESS NOTED OTHERWISE.

5. UNLESS NOTED OTHERWISE, THE CONSTRUCTION AND DETAILING OF MASONRY IS TO BE IN ACCORDANCE WITH BS EN 1996-1-1, BS EN 1996-2, THEIR UK NATIONAL ANNEXES AND PD6697.

6. MASONRY TO BE CONSTRUCTED IN 1.5M LIFTS MAXIMUM PER DAY. NO PORTION OF THE WORKS SHALL BE RAISED MORE THAN 1.2M ABOVE ANOTHER AT ANY TIME AND NO MORE THAN 0.45M FOR CAVITY WALLS.

7. ALL MASONRY WALLS TO BE CONSTRUCTED IN TANDEM WITH EACH ABUTTING CROSSWALL TO ACT AS A WIND RESTRAINT BUTTRESS AND TO BE FULLY BONDED. IF ABUTTING WALLS ARE NOT CONSTRUCTED IN TANDEM, TEMPORARY WORKS MUST BE INSTALLED TO RESTRAIN THE WALLS IN BOTH PERPENDICULAR DIRECTIONS.

8. SUITABLY ROBUST TEMPORARY SHORING SHOULD BE ERECTED AT 2.5m CENTRES TO RESTRAIN ALL WALLING IN BOTH PERPENDICULAR DIRECTIONS WHERE RESTRAINING RETURN BUTTRESS WALLS ARE GREATER THAN 40 x WALL THICKNESS OR 5m APART.

9. ALL MASONRY WALLS CONSTRUCTED BETWEEN DOORS OR LARGE WINDOWS, AND WITH NO RETURN WALLS, MUST BE RESTRAINED BY SUITABLE TEMPORARY WORKS.

10. CAVITY WALL TIES TO BE SET HORIZONTALLY OR WITH A MARGINAL SLOPE OUTWARD WITH INSULATION CLIPS TO ARCHITECT'S SPECIFICATION.

11. UNLESS NOTED OTHERWISE FOR CAVITY WALLS, PROVIDE 2.5 TIES MINIMUM PER M^2 OF MASONRY WITH MAXIMUM HORIZONTAL SPACING OF 900mm AND THE MAXIMUM VERTICAL SPACING OF 450mm.

12. ALL VERTICAL EDGES IN CAVITY WALLS (E.G. AT WINDOWS, DOORS, ROOF VERGES AND MOVEMENT JOINTS) ARE TO BE TIED AT 225mm CENTRES WITH TIES AT A MAXIMUM DISTANCE OF 225mm FROM THE MASONRY EDGE.

13. THE TOP AND BOTTOM OF OPENINGS IN CAVITY WALLS ARE TO BE TIED AT 450mm MAXIMUM CENTRES.

14. ALL TIES AND RESTRAINTS WITHIN EXTERNAL WALLS OR CAVITY WALLS ARE TO BE STAINLESS STEEL.

15. THE MINIMUM EMBEDMENT OF A WALL TIE INTO THE MORTAR JOINT SHOULD NOT BE LESS THAN 50MM IN EACH LEAF. THE LENGTH OF WALL TIES SHOULD ACHIEVE A DESIGN EMBEDMENT OF BETWEEN 62.5mm AND 75mm IN EACH LEAF TO ALLOW FOR NORMAL SITE TOLERANCES FOR CAVITY WIDTH AND CENTRING OF THE TIE.

16. MAXIMUM JOINT SPACING TO BE AS FOLLOWS UNLESS NOTED OTHERWISE:

CLAY BRICKWORK (UNREINFORCED)	= 10m
CONCRETE BLOCKWORK (UNREINFORCED)	= 6m

DISTANCE BETWEEN WALL RETURNS AND ANGLES SHOULD BE HALF OF THE ABOVE DIMENSIONS.

THE LOCATION OF MOVEMENT JOINTS MUST BE AT COLUMNS, WIND POSTS OR BUTTRESSING WALLS UNLESS OTHERWISE AGREED WITH THE ENGINEER IN WRITING.

17. WHERE APPLICABLE BED JOINT REINFORCEMENT TO BE STAINLESS STEEL IN ACCORDANCE WITH BS EN 845-3 AND POSITIONED AS SHOWN ON DRAWINGS. 20mm MINIMUM COVER TO BE PROVIDED TO EXTERNAL FACE OF MASONRY. LAPS TO BE 225mm MINIMUM WITH AT LEAST ONE CROSS WIRE. REINFORCEMENT LENGTHS ARE TO BE POSITIONED SIDE BY SIDE AT LAPS. LAP LOCATIONS ARE TO BE STAGGERED THROUGHOUT THE MASONRY PANEL.

18. FOR DETAILS OF NON-STRUCTURAL MASONRY AND ASSOCIATED MOVEMENT JOINTS, WIND POSTS, HEAD RESTRAINTS, AND LINTELS, REFER TO ARCHITECT'S DETAILS AND SPECIFICATION.

19. THE CONTRACTOR IS TO ENSURE THAT ALL LIFTING OF MASONRY AND ASSOCIATED SUNDRY ITEMS COMPLIES WITH THE RELEVANT REGULATIONS, GUIDANCE AND HEALTH AND SAFETY AT WORK ACTS.

TIMBER

1. TIMBER TO BE IN ACCORDANCE WITH BS EN 1995.

2. TIMBER TO BE C24 STRENGTH CLASS IN ACCORDANCE WITH BS EN 338 UNLESS NOTED OTHERWISE.

3. ALL TIMBER COMPONENTS SHALL BE SUPPLIED WITH AN APPROVED PRESERVATIVE TREATMENT WHICH IS NOT AGGRESSIVE TO THE FIXING COMPONENTS.

4. FOR FIRE PROTECTION TO STRUCTURAL TIMBER REFER TO ARCHITECT'S DETAILS.

5. ALL TIMBER FIXINGS, HANGERS, PLATES AND TIES TO BE GALVANIZED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS UNO ON THE DRAWINGS.

6. THE MOISTURE CONTENT OF THE TIMBER SHALL BE CONTROLLED AT ALL STAGES OF FABRICATION AND ERECTION TO ENSURE IT IS LESS THAN 18%.

7. ALL TIMBER CONNECTIONS ARE TO BE DESIGNED BY THE CONTRACTOR FOR BOTH TEMPORARY AND PERMANENT CONDITIONS.

8. DETAILS AND CALCULATIONS RELATING TO THE TIMBER CONNECTIONS SHALL BE SUBMITTED TO THE CA AND RAMBOLL FOR REVIEW AND COMMENT PRIOR TO DETAILING AND INSTALLATION.

9. ALL JOISTS SUPPORTED BY STEELWORK ARE TO HAVE A MINIMUM BEARING LENGTH = 75mm UNO.

10. NOGGINS SHALL BE OF SOLID TIMBER OF THE SAME SECTION SIZE AS THE TIMBER JOISTS. FOR SPANS OF BETWEEN 2.5m AND 4.5m ONE NOGGIN SHALL BE PROVIDED AT THE MID-SPAN POSITION. FOR SPANS MORE THAN 4.5m TWO NOGGINS ARE TO BE PROVIDED, POSITIONED AT ONE THIRD AND TWO THIRD SPAN POSITIONS. NOGGINS ARE TO BE PROVIDED AT THE ENDS OF SPANS SUPPORTED BY STEELWORK.

11. FLOOR DECKING SHALL BE 24mm THICK FINNISH BIRCH STRUCTURAL PLYWOOD (17 PLIES) WITH TONGUE AND GROOVE JOINTS IN ACCORDANCE WITH BS EN 1995, SERVICE CLASS 1 UNO.

12. FLOOR DECKING SHALL BE FIXED TO THE JOISTS BY GLUING AND SCREWING USING NO. 6 WOOD SCREWS (3.45mm SHANK X 57mm LONG) GALVANIZED OR SHERARDIZED SPACED AT 150MM CENTRES ALONG BOARD PERIMETERS AND 300mm CENTRES TO INTERMEDIATE SUPPORT JOISTS UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE BACKED BY JOISTS OR SOLID TIMBER NOGGINS OF 75mm MINIMUM WIDTH.

13. ALL SCREW LOCATIONS ARE TO BE PRE-DRILLED PRIOR TO INSTALLING SCREWS. THE HOLES SHOULD BE DRILLED WITH A DIAMETER EQUAL TO THAT OF THE SCREW SHANK FOR THAT PART OF THE HOLE TO CONTAIN THE SHANK, REDUCING TO A PILOT HOLE OF HALF THE DIAMETER OF THE SCREW SHANK FOR THE THREADED PORTION OF THE SCREW.

14. WOOD GLUE TO BE UREA FORMALDEHYDE (UF) AMINOPLASTIC THERMOSET RESIN.

15. TONGUE AND GLUED JOINTS SHALL BE GLUED AND CLAMPED BEFORE SCREWING DOWN. ALL FIXINGS SHALL BE DRIVEN DOWN BELOW THE SURFACE OF THE PLYWOOD.

16. TIMBER SPECIES USED IN THE EXISTING BUILDING IS TO BE TO THE ARCHITECT'S SPECIFICATION (TO SUIT CONSERVATION REQUIREMENTS).

UNDERPINNING

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE UNDERPINNING WORKS DO NOT IMPAIR THE STABILITY OR CONDITION OF THE EXISTING STRUCTURE. DESIGN OF THE UNDERPINNING AND ANY ASSOCIATED TEMPORARY WORKS IS THE RESPONSIBILITY OF THE CONTRACTOR.

2. THE CONTRACTOR IS TO INSPECT, MONITOR AND RECORD THE CONDITION OF THE STRUCTURE BEFORE, DURING AND ON COMPLETION OF THE WORKS.

3. THE CONTRACTOR IS TO SUBMIT DETAILS OF ALL MATERIALS AND AN UNDERPINNING SEQUENCE FOR REVIEW BY THE CA AND RAMBOLL PRIOR TO UNDERTAKING THE WORK.

4. UNDERPINNING IS TO BE CARRIED OUT IN A HIT AND MISS SEQUENCE IN SHORT SECTIONS NOT EXCEEDING 1.0m IN LENGTH WITH A MINIMUM SEPARATION DISTANCE OF 3m BETWEEN EACH CONCURRENT SECTION. ADEQUATE VERTICAL SUPPORT IS TO BE MAINTAINED OVER AT LEAST 75% OF THE WALL LENGTH AT EVERY STAGE OF CONSTRUCTION.

5. THE SOFFIT OF THE EXISTING FOOTINGS IS TO BE CLEANED AND FREE OF ANY DIRT, SPOIL OR LOOSE MATERIAL PRIOR TO UNDERPINNING.

6. EACH SECTION OF UNDERPINNING IS TO BE CONSTRUCTED IN MASS CONCRETE WITH A SHUTTERED INTERNAL FACE IN ACCORDANCE WITH THE RAMBOLL STRUCTURAL CONCRETE SPECIFICATION AND RELEVANT STRUCTURAL DRAWINGS. EXCAVATION AND CONCRETING OF EACH SECTION OF UNDERPINNING IS TO BE UNDERTAKEN ON THE SAME DAY.

7. EACH SECTION OF UNDERPINNING IS TO BE POURED TO A LEVEL OF 75mm BELOW THE UNDERSIDE OF THE EXISTING FOOTING. AFTER THE UNDERPINNING CONCRETE HAS REACHED SUITABLE STRENGTH, THE 75mm GAP IS TO BE FILLED WITH HIGH STRENGTH NON-SHRINK DRY PACK WELL RAMMED INTO POSITION OVER THE FULL DESIRED CONTACT AREA.

8. LATERAL PROPPING IS TO BE INSTALLED AS REQUIRED TO MAINTAIN STABILITY OF THE UNDERPINNING UNTIL ADEQUATE SUPPORT IS PROVIDED BY THE PERMANENT WORKS.

9. EXCAVATION OF ADJACENT SECTIONS OF UNDERPINNING SHALL NOT COMMENCE UNTIL UNDERPINNING CONCRETE AND DRY PACK HAVE REACHED REQUIRED DESIGN STRENGTH, WITH A MINIMUM PERIOD OF 48 HOURS BETWEEN COMPLETION OF ONE SECTION AND COMMENCEMENT OF THE ADJACENT SECTION.

10. THE CONTRACTOR IS TO MAINTAIN AND SUBMIT RECORDS OF THE SEQUENCE AND DIMENSIONS OF UNDERPINNING AS CONSTRUCTED, INCLUDING THE DATES OF STARTING EXCAVATION, CASTING CONCRETE AND PINNING UP OF EACH SECTION.

NOTES FOR TENDERERS

1. THE CIVIL AND STRUCTURAL DESIGN IS AT RIBA STAGE 3. THE CONTRACTOR SHOULD ALLOW A SUITABLE COST CONTINGENCY FOR DESIGN DEVELOPMENT AND TECHNICAL CHECKS WHICH WILL TAKE PLACE THROUGH RIBA STAGE 4 AND BEYOND.

2. ALL STRUCTURAL INFORMATION IS CURRENTLY PRELIMINARY AND SUBJECT TO DESIGN DEVELOPMENT DURING RIBA STAGE 4 AS FULL AND FINAL STRUCTURAL DESIGN CALCULATIONS AND DETAILS ARE DEVELOPED.

REINFORCEMENT ESTIMATE

1. THE FOLLOWING INFORMATION HAS BEEN PROVIDED TO ASSIST THE QUANTITY SURVEYOR TO PREPARE THE COST PLAN. THIS INFORMATION IS PROVISIONAL AND SUBJECT TO REVIEW AND AMENDMENT AS THE DESIGN IS DEVELOPED. A SUITABLE CONTINGENCY IS TO BE INCLUDED BASED ON THE STAGE OF DESIGN DEVELOPMENT.

ELEMENT	REINFORCEMENT ESTIMATE
BASEMENT RC SLAB, THICKENINGS, WALLS & PIERS	300kg/m^3
RC SLABS ON PERMANENT METAL DECKING & ASSOCIATED PLINTHS	120kg/m^3

2. ANY ADDITIONAL REINFORCEMENT REQUIRED FOR TEMPORARY STABILITY OR SUPPORT OF THE REINFORCEMENT E.G. CHAIRS OR ADDITIONAL REINFORCEMENT FOR PREFABRICATED CAGES ETC, HAS NOT BEEN INCLUDED.

3. THE CONTRACTOR SHOULD MAKE AN ALLOWANCE FOR SITE STOCK FOR ADJUSTMENTS ON SITE.

CONTRACTOR DESIGN PORTIONS ELEMENTS

1. IT IS CURRENTLY UNDERSTOOD THAT THE PROJECT WILL BE TENDERED ON A DESIGN AND BUILD BASIS AT THE END OF RIBA STAGE 3. ON THAT BASIS ALL STRUCTURAL ENGINEERING DESIGN RESPONSIBILITY, INCLUDING THE PREPARATION OF FINAL CALCULATIONS FOR BUILDING CONTROL APPROVAL WILL BE THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR AND THEIR APPOINTED STRUCTURAL ENGINEER. ALL ELEMENTS OF CONTRACTOR DESIGN ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT VERSIONS OF DESIGN CODES (INCLUDING THE RELEVANT NATIONAL ANNEX IN THE CASE OF EUROCODES), PUBLISHED INDUSTRY GUIDANCE AND PERFORMANCE INFORMATION ISSUED BY THE DESIGN TEAM.

2. POST TENDER IT IS ENVISAGED THAT SOME ELEMENTS OF THE DESIGN WILL BE COMPLETED BY SPECIALIST SUB-CONTRACTORS, RATHER THAN THE PRINCIPAL CONTRACTOR'S STRUCTURAL ENGINEER. THE PACKAGED WHICH WE CURRENTLY ENVISAGE WOULD REMAIN AS SPECIALIST SUB-CONTRACTOR DESIGN PORTIONS ARE SET OUT IN THE TABLE BELOW.

3. STRUCTURAL STEELWORK DESIGN FOR BOTH STEEL SECTIONS AND CONNECTIONS (INCLUDING STEEL TO CONCRETE CONNECTIONS, CAST IN PLATES, HOLDING DOWN BOLTS ETC.)

4. TIMBER CONNECTIONS.

5. METAL DECKING IN TEMPORARY AND PERMANENT CONDITIONS, INCLUDING EDGE TRIMS AND FITTINGS.

6. REINFORCEMENT DRAWINGS AND BAR BENDING SCHEDULES FOR ALL CONCRETE BASED ON THE STRUCTURAL ENGINEER'S DESIGN INTENT DRAWINGS

7. CLADDING AND FAÇADE ELEMENTS INCLUDING SUPPORT FRAMING AND CONNECTIONS TO THE STRUCTURAL FRAME. THE CLADDING CONTRACTOR MUST PROVIDE CONNECTION LOADINGS TO THE STRUCTURAL ENGINEER TO ENSURE THE FRAME HAS SUFFICIENT CAPACITY AND TO ALLOW RAMBOLL TO ASSESS THE IMPACT ON THE PERMANENT DESIGN.

8. LIGHT GAUGE (COLD ROLLED) STEEL FRAMED WALL SYSTEMS.

9. INTERNAL NON LOADBEARING WALLS, INCLUDING LIGHT WEIGHT STEEL FRAMING, MASONRY OR TIMBER FRAMING INCLUDING ALL LINTELS, HEAD RESTRAINTS AND TIES.

10. MASONRY SUPPORT SYSTEMS AND FIXING BRACKETS

11. MASONRY LINTELS, WIND POSTS AND HEAD RESTRAINTS

12. PRECAST CONCRETE ELEMENTS INCLUDING STAIRS AND THEIR FIXINGS TO THE STEELWORK STRUCTURE.

13. ARCHITECTURAL METALWORK AND GLASSWORK INCLUDING FLOORING, WALKWAYS, BALCONIES, LADDERS, HANDRAILS AND BALUSTRADES.

14. ATRIUM FEATURE ROOF AND IT'S FIXINGS TO THE PRIMARY STRUCTURE.

15. VEHICLE BARRIERS AND BOLLARDS.

16. PASSENGER AND VEHICLE LIFT SHAFT STEELWORK INCLUDING FRAMING, GUIDES AND LIFTING BEAMS AND LIFTING EYES

17. SECONDARY SUPPORT TO BUILDING SERVICES INSTALLATIONS INCLUDING LOUVRES, PLANT SUPPORT FRAMES, PLANT SUPPORT SYSTEMS.

18. FLOORING AND LOCAL SUPPORT STRUCTURE WITHIN RISERS.

19. PROPRIETARY THERMAL BREAKS.

20. FALSE FLOOR AND HUNG CEILING SYSTEMS.

21. CLEANING, MAINTENANCE AND ACCESS EQUIPMENT, INCLUDING RAIL SYSTEMS, SUPPORTING FRAMES TO RAIL SYSTEMS, MAN-SAFE SYSTEMS AND ABSEILING SYSTEMS.

22. ALL TEMPORARY WORKS DESIGN INCLUDING CRANE FOUNDATION, FAÇADE RETENTION AND PROPPING DETAILS, TEMPORARY VEHICLE PROTECTION BARRIERS, PROPPING TO EXISTING FLOORS AND MASONRY WALLS.

23. COMPLETING MEASURED SURVEYS AS REQUIRED.

24. SPECIALIST TIMBER SURVEYS WHERE REQUIRED.

25. THE SPECIFICATION AND DESIGN OF ANY GROUND OR STRUCTURAL MONITORING FOR MOVEMENTS OR VIBRATION DURING THE WORKS.

26. DETAILED DESIGN OF GROUND GAS PROTECTION SYSTEMS (WHERE REQUIRED).

27. DETAILED DESIGN OF WATERPROOFING AND DRAINED CAVITY SYSTEMS, INCLUDING PUMPS.

28. STEEL STAIRS, INCLUDING ASSOCIATED LANDINGS AND HALF LANDINGS.

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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
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S3 - FOR REVIEW AND COMMENT

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GENERAL NOTES
SHEET 2

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	N/A	NOV'22	JC

Drawing No: 4217-RAM-ZZ-XX-DR-S-00011
Rev: P02

UNIVERSAL BEAM (UB)															
MARK	A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q
UB127	UB 127x76x13														
UB152	UB 152x89x16														
UB178	UB 178x102x19														
UB203	UB 203x102x23	UB 203x133x25	UB 203x133x30												
UB254	UB 254x102x22	UB 254x102x25	UB 254x102x28	UB 254x146x31	UB 254x146x37	UB 254x146x43									
UB305	UB 305x102x25	UB 305x102x28	UB 305x102x33	UB 305x127x37	UB 305x127x42	UB 305x127x48	UB 305x165x40	UB 305x165x46	UB 305x165x54						
UB356	UB 356x127x33	UB 356x127x39	UB 356x171x45	UB 356x171x51	UB 356x171x57	UB 356x171x67									
UB406	UB 406x140x39	UB 406x140x46	*UB 406x140x53*	UB 406x178x54	UB 406x178x60	UB 406x178x67	UB 406x178x74	*UB 406x178x85*							
UB457	UB 457x152x52	UB 457x152x60	UB 457x152x67	UB 457x152x74	UB 457x152x82	UB 457x191x67	UB 457x191x74	UB 457x191x82	UB 457x191x89	UB 457x191x98	*UB 457x191x106*	*UB 457x191x133*	*UB 457x191x161*		
UB533	*UB 533x165x66*	*UB 533x165x74*	*UB 533x165x85*	UB 533x210x82	UB 533x210x92	UB 533x210x101	UB 533x210x109	UB 533x210x122	*UB 533x210x138*	*UB 533x312x150*	*UB 533x312x182*	*UB 533x312x219*	*UB 533x312x272*		
UB610	*UB 610x178x82*	*UB 610x178x92*	*UB 610x178x100*	UB 610x229x101	UB 610x229x113	UB 610x229x125	UB 610x229x140	UB 610x305x149	UB 610x305x179	UB 610x305x238					
UB686	UB 686x254x125	UB 686x254x140	UB 686x254x152	UB 686x254x170											
UB726	UB 726x267x134	UB 726x267x147	UB 726x267x173	UB 726x267x197											
UB838	UB 838x292x176	UB 838x292x194	UB 838x292x226												
UB914	UB 914x305x201	UB 914x305x224	UB 914x305x238	UB 914x305x253	UB 914x305x271	UB 914x305x289	UB 914x305x313	UB 914x305x345	UB 914x305x381	UB 914x305x425	UB 914x305x474	UB 914x305x521	UB 914x305x576	UB 914x419x343	UB 914x419x388
UB1016	UB 1016x305x222	UB 1016x305x249	UB 1016x305x272	UB 1016x305x314	UB 1016x305x350	UB 1016x305x393	UB 1016x305x415	UB 1016x305x438	UB 1016x305x487	UB 1016x305x494	UB 1016x305x584				
NOTE: SECTIONS NOTED IN ITALICS ARE IN ADDITION TO THE RANGE OF BS EN 10365.															

PARALLEL FLANGE CHANNEL (PFC)		
MARK	A	B
PFC100	PFC 100x50x10	
PFC125	PFC 125x65x15	
PFC150	PFC 150x75x18	PFC 150x90x24
PFC180	PFC 180x75x20	PFC 180x90x26
PFC200	PFC 200x75x23	PFC 200x90x30
PFC230	PFC 230x75x26	PFC 230x90x32
PFC260	PFC 260x75x28	PFC 260x90x35
PFC300	PFC 300x90x41	PFC 300x100x46
PFC380	PFC 380x100x54	
PFC430	PFC 430x100x64	

UNIVERSAL COLUMN (UC)																					
MARK	A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	V	W
UC152	UC 152x152x23	UC 152x152x30	UC 152x152x37	*UC 152x152x44*	*UC 152x152x51*																
UC203	UC 203x203x46	UC 203x203x52	UC 203x203x60	UC 203x203x71	UC 203x203x86	*UC 203x203x100*	*UC 203x203x113*	*UC 203x203x127*													
UC254	UC 254x254x73	UC 254x254x89	UC 254x254x107	UC 254x254x132	UC 254x254x167																
UC305	UC 305x305x97	UC 305x305x118	UC 305x305x137	UC 305x305x158	UC 305x305x198	UC 305x305x240	UC 305x305x283														
UC356	UC 356x368x129	UC 356x368x153	UC 356x368x177	UC 356x369x202	UC 356x406x235	UC 356x406x287	UC 356x406x340	UC 356x406x393	UC 356x406x467	UC 356x406x509	UC 356x406x551	UC 356x406x592	UC 356x406x634	UC 356x3406x677	UC 356x406x744	UC 356x406x818	UC 356x406x900	UC 356x406x990	UC 356x406x1086	UC 356x406x1202	UC 356x406x1299
NOTE: SECTIONS NOTED IN ITALICS ARE IN ADDITION TO THE RANGE OF BS EN 10365.																					

EQUAL ANGLE (EA)				
MARK	A	B	C	D
EA20	EA 20x20x3			
EA25	EA 25x25x3	EA 25x25x4		
EA30	EA 30x30x3	EA 30x30x4		
EA35	EA 35x35x4			
EA40	EA 40x40x4	EA 40x40x5		
EA45	EA 45x45x5			
EA50	EA 50x50x4	EA 50x50x5	EA 50x50x6	
EA60	EA 60x60x5	EA 60x60x6	EA 60x60x8	
EA65	EA 65x65x7			
EA70	EA 70x70x6	EA 70x70x7		
EA75	EA 75x75x6	EA 75x75x8		
EA80	EA 80x80x8	EA 80x80x10		
EA90	EA 90x90x7	EA 90x90x8	EA 90x90x10	*EA 90x90x12*
EA100	EA 100x100x8	EA 100x100x10	EA 100x100x12	*EA 100x100x15*
EA120	*EA 120x120x8*	EA 120x120x10	EA 120x120x12	*EA 120x120x15*
EA150	EA 150x150x10	EA 150x150x12	EA 150x150x15	*EA 150x150x18*
EA200	EA 200x200x16	EA 200x200x18	EA 200x200x20	EA 200x200x24
NOTE: SECTIONS NOTED IN ITALICS ARE IN ADDITION TO THE RANGE OF BS EN 10056-1.				

UNEQUAL ANGLE (UEA)								
MARK	A	B	C	D	E	F	G	H
UEA30	UEA 30x20x3	UEA 30x20x4						
UEA40	UEA 40x20x4	UEA 40x25x4						
UEA45	UEA 45x30x4							
UEA50	UEA 50x30x5							
UEA60	UEA 60x30x5	UEA 60x40x5	UEA 60x40x6					
UEA65	UEA 65x50x5							
UEA70	UEA 70x50x6							
UEA75	UEA 75x50x6	UEA 75x50x8						
UEA80	UEA 80x40x6	UEA 80x40x8	UEA 80x60x7					
UEA100	UEA 100x50x6	UEA 100x50x8	*UEA 100x65x7*	*UEA 100x65x8*	*UEA 100x65x10*	UEA 100x75x8	UEA 100x75x10	UEA 100x75x12
UEA125	UEA 125x75x8	UEA 125x75x10	UEA 125x75x12					
UEA150	UEA 150x75x10	UEA 150x75x12	UEA 150x75x15	UEA 150x90x10	UEA 150x90x12	UEA 150x90x15		
UEA200	UEA 200x100x10	UEA 200x100x12	UEA 200x100x15	UEA 200x150x12	UEA 200x150x15	*UEA 200x150x18*		
NOTE: SECTIONS NOTED IN ITALICS ARE IN ADDITION TO THE RANGE OF BS EN 10056-1.								

ASYMMETRIC BEAMS (ASB)					
MARK	A	B	C	D	E
ASB280	280ASB74	280ASB100	280ASB105	280ASB124	280ASB136
ASB300	300ASB153	300ASB155	300ASB185	300ASB196	300ASB249

STRUCTURAL TEE FROM UNIVERSAL BEAM (UBT)								
MARK	A	B	C	D	E	F	G	H
UBT102	T 102x127x11	T 102x127x13	T 102x127x14	T 102x152x13	T 102x152x14	T 102x152x17		
UBT127	T 127x152x19	T 127x152x21	T 127x152x24	T 127x178x17	T 127x178x20			
UBT133	T 133x102x13	T 133x102x15						
UBT140	T 140x203x20	T 140x203x23	*T 140x203x27*					
UBT146	T 146x127x16	T 146x127x19	T 146x127x22					
UBT152	T 152x229x26	T 152x229x30	T 152x229x34	T 152x229x37	T 152x229x41			
UBT165	T 165x152x20	T 165x152x23	T 165x152x27	*T 165x267x33*	*T 165x267x37*	*T 165x267x43*		
UBT171	T 171x178x23	T 171x178x26	T 171x178x29	T 171x178x34				
UBT178	T 178x203x27	T 178x203x30	T 178x203x34	T 178x203x37	*T 178x203x43*	*T 178x305x41*	*T 178x305x46*	*T 178x305x50*
UBT191	T 191x229x34	T 191x229x37	T 191x229x41	T 191x229x45	T 191x229x49	*T 191x229x53*	*T 191x229x67*	*T 191x229x81*
UBT210	T 210x267x41	T 210x267x46	T 210x267x51	T 210x267x55	T 210x267x61	*T 210x267x69*		
UBT229	T 229x305x51	T 229x305x57	T 229x305x63	T 229x305x70				
UBT254	T 254xx343x63	*T 254xx343x70*	*T 254xx343x76*	*T 254xx343x85*				
UBT267	*T 267x381x67*	*T 267x381x74*	*T 267x381x87*	*T 267x381x99*				
UBT292	*T 292x419x88*	*T 292x419x97*	*T 292x419x113*					
UBT305	T 305x305x75	T 305x305x90	T 305x305x119	*T 305x457x101*	*T 305x457x112*	*T 305x457x127*		
UBT312	*T 312x267x75*	*T 312x267x91*	*T 312x267x110*	*T 312x267x136*				
NOTE: SECTIONS NOTED IN ITALICS ARE IN ADDITION TO THE RANGE OF BS EN 10365.								

STRUCTURAL TEE FROM UNIVERSAL COLUMN (UCT)								
MARK	A	B	C	D	E	F	G	H
UCT152	T 152x76x12	T 152x76x15	T 152x76x19	*T 152x76x22*	*T 152x76x26*			
UCT203	T 203x102x23	T 203x102x26	T 203x102x30	T 203x102x36	T 203x102x43	*T 203x102x50*	*T 203x102x57*	*T 203x102x64*
UCT254	T 254x127x37	T 254x127x45	T 254x127x54	T 254x127x66	T 254x127x84			
UCT305	T 305x152x49	T 305x152x59	T 305x152x69	T 305x152x79				
NOTE: SECTIONS NOTED IN ITALICS ARE IN ADDITION TO THE RANGE OF BS EN 10365.								

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NOTE:

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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

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STEELWORK REFERENCE SCHEDULE - SHEET 1

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	N/A	NOV'22	JC
Drawing No: 4217-RAM-ZZ-XX-DR-S-00015			Rev: P02

RECTANGULAR HOLLOW SECTION (RHS) (HOT FINISHED)																		
MARK	A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T
RHS50	RHS 50x30x2.9	RHS 50x30x3.2	RHS 50x30x4.0	RHS 50x30x5.0	RHS 50x30x6.3													
RHS60	RHS 60x40x2.9	RHS 60x40x3.2	RHS 60x40x4.0	RHS 60x40x5.0	RHS 60x40x6.3	*RHS 60x40x8.0*												
RHS80	RHS 80x40x2.9	RHS 80x40x3.2	RHS 80x40x4.0	RHS 80x40x5.0	RHS 80x40x6.3	RHS 80x40x8.0												
RHS90	RHS 90x50x3.2	RHS 90x50x4.0	RHS 90x50x5.0	RHS 90x50x6.3	RHS 90x50x8.0													
RHS100	RHS 100x50x3.2	RHS 100x50x4.0	RHS 100x50x5.0	RHS 100x50x6.3	RHS 100x50x8.0	RHS 100x50x10.0	RHS 100x60x3.2	RHS 100x60x4.0	RHS 100x60x5.0	RHS 100x60x6.3	RHS 100x60x8.0	RHS 100x60x10.0						
RHS120	RHS 120x60x3.6	RHS 120x60x4.0	RHS 120x60x5.0	RHS 120x60x6.3	RHS 120x60x8.0	RHS 120x60x10.0	RHS 120x80x4.0	RHS 120x80x5.0	RHS 120x80x6.3	RHS 120x80x8.0	RHS 120x80x10.0							
RHS150	RHS 150x100x5.0	RHS 150x100x6.3	RHS 150x100x8.0	RHS 150x100x10.0	RHS 150x100x12.5													
RHS160	RHS 160x80x5.0	RHS 160x80x6.3	RHS 160x80x8.0	RHS 160x80x10.0	RHS 160x80x12.5													
RHS180	*RHS 180x100x5.0*	RHS 180x100x6.3	RHS 180x100x8.0	RHS 180x100x10.0	RHS 180x100x12.5													
RHS200	RHS 200x100x5.0	RHS 200x100x6.3	RHS 200x100x8.0	RHS 200x100x10.0	RHS 200x100x12.5	RHS 200x100x16.0	RHS 200x120x5.0	RHS 200x120x6.3	RHS 200x120x8.0	RHS 200x120x10.0	RHS 200x120x12.5	RHS 200x120x16.0	*RHS 200x150x5.0*	RHS 200x150x6.3	RHS 200x150x8.0	RHS 200x150x10.0	RHS 200x150x12.5	RHS 200x150x16.0
RHS220	RHS 220x120x8.0	RHS 220x120x10.0	RHS 220x120x12.5	RHS 220x120x16.0														
RHS250	*RHS 250x100x5.0*	RHS 250x100x6.3	RHS 250x100x8.0	RHS 250x100x10.0	RHS 250x100x12.5	RHS 250x100x16.0	RHS 250x150x5.0	RHS 250x150x6.3	RHS 250x150x8.0	RHS 250x150x10.0	RHS 250x150x12.5	RHS 250x150x16.0						
RHS260	RHS 260x140x5.0	RHS 260x140x6.3	RHS 260x140x8.0	RHS 260x140x10.0	RHS 260x140x12.5	RHS 260x140x16.0												
RHS300	RHS 300x100x5.0	RHS 300x100x6.3	RHS 300x100x8.0	RHS 300x100x10.0	RHS 300x100x12.5	RHS 300x100x16.0	*RHS 300x200x5.0*	RHS 300x200x6.3	RHS 300x200x8.0	RHS 300x200x10.0	RHS 300x200x12.5	RHS 300x200x16.0	*RHS 300x250x6.3*	*RHS 300x250x8.0*	*RHS 300x250x10.0*	*RHS 300x250x12.5*	*RHS 300x250x16.0*	
RHS350	*RHS 350x150x5.0*	RHS 350x150x6.3	RHS 350x150x8.0	RHS 350x150x10.0	RHS 350x150x12.5	RHS 350x150x16.0	*RHS 350x200x6.3*	*RHS 350x200x8.0*	*RHS 350x200x10.0*	*RHS 350x200x12.5*	*RHS 350x200x16.0*	RHS 350x250x6.3	RHS 350x250x8.0	RHS 350x250x10.0	RHS 350x250x12.5	RHS 350x250x16.0		
RHS400	*RHS 400x150x6.3*	*RHS 400x150x8.0*	*RHS 400x150x10.0*	*RHS 400x150x12.5*	*RHS 400x150x16.0*	RHS 400x200x6.3	RHS 400x200x8.0	RHS 400x200x10.0	RHS 400x200x12.5	RHS 400x200x16.0	RHS 400x300x8.0	RHS 400x300x10.0	RHS 400x300x12.5	RHS 400x300x16.0				
RHS450	*RHS 450x150x8.0*	*RHS 450x150x10.0*	*RHS 450x150x12.5*	*RHS 450x150x16.0*	RHS 450x250x8.0	RHS 450x250x10.0	RHS 450x250x12.5	RHS 450x250x16.0										
RHS500	RHS 500x200x8.0	RHS 500x200x10.0	RHS 500x200x12.5	RHS 500x200x16.0	RHS 500x300x8.0	RHS 500x300x10.0	RHS 500x300x12.5	RHS 500x300x16.0										

CIRCULAR HOLLOW SECTION (CHS) (HOT FINISHED)							
MARK	A	B	C	D	E	F	G
CHS21	CHS 21.3x3.2						
CHS26	CHS 26.9x3.2						
CHS33	CHS 33.7x3.2	CHS 33.7x4.0					
CHS42	CHS 42.4x3.2	CHS 42.4x4.0					
CHS48	CHS 48.3x3.2	CHS 48.3x4.0	CHS 48.3x5.0	CHS 48.3x6.3			
CHS60	CHS 60.3x3.2	CHS 60.3x4.0	CHS 60.3x5.0	CHS 60.3x6.3	*CHS 60.3x8.0*		
CHS76	CHS 76.1x2.9	CHS 76.1x3.2	CHS 76.1x4.0	CHS 76.1x5.0	CHS 76.1x6.3	*CHS 76.1x8.0*	
CHS88	CHS 88.9x3.2	CHS 88.9x4.0	CHS 88.9x5.0	CHS 88.9x6.3	*CHS 88.9x8.0*	CHS 88.9x10.0	
CHS114	CHS 114.3x3.6	CHS 114.3x4.0	CHS 114.3x5.0	CHS 114.3x6.3	*CHS 114.3x8.0*	CHS 114.3x10.0	
CHS139	*CHS 139.7x3.6*	*CHS 139.7x4.0*	CHS 139.7x5.0	CHS 139.7x6.3	CHS 139.7x8.0	CHS 139.7x10.0	
CHS168	CHS 168.3x5.0	CHS 168.3x6.3	CHS 168.3x8.0	CHS 168.3x10.0	CHS 168.3x12.5		
CHS193	CHS 193.7x5.0	CHS 193.7x6.3	CHS 193.7x8.0	CHS 193.7x10.0	CHS 193.7x12.5	*CHS 193.7x16.0*	
CHS219	CHS 219.1x5.0	CHS 219.1x6.3	CHS 219.1x8.0	CHS 219.1x10.0	CHS 219.1x12.5	CHS 219.1x16.0	
CHS244	*CHS 244.5x5.0*	*CHS 244.5x6.3*	*CHS 244.5x8.0*	*CHS 244.5x10.0*	*CHS 244.5x12.5*	*CHS 244.5x16.0*	
CHS273	CHS 273x5.0	CHS 273x6.3	CHS 273x8.0	CHS 273x10.0	CHS 273x12.5	CHS 273x16.0	
CHS323	*CHS 323.9x5.0*	CHS 323.9x6.3	CHS 323.9x8.0	CHS 323.9x10.0	CHS 323.9x12.5	CHS 323.9x16.0	
CHS355	*CHS 355.6x6.3*	*CHS 355.6x8.0*	*CHS 355.6x10.0*	*CHS 355.6x12.5*	*CHS 355.6x16.0*		
CHS406	CHS 406.4x10.0	CHS 406.4x12.5	CHS 406.4x16.0				
CHS457	CHS 457x10.0	CHS 457x12.5	CHS 457x16.0				
CHS508	CHS 508x10.0	CHS 508x12.5	CHS 508x16.0				

SQUARE HOLLOW SECTION (SHS) (HOT FINISHED)							
MARK	A	B	C	D	E	F	G
SHS40	SHS 40x40x2.9	SHS 40x40x3.2	SHS 40x40x4.0	SHS 40x40x5.0	SHS 40x40x6.3		
SHS50	SHS 50x50x2.9	SHS 50x50x3.2	SHS 50x50x4.0	SHS 50x50x5.0	SHS 50x50x6.3	*SHS 50x50x8.0*	
SHS60	SHS 60x60x2.9	SHS 60x60x3.2	SHS 60x60x4.0	SHS 60x60x5.0	SHS 60x60x6.3	SHS 60x60x8.0	
SHS70	SHS 70x70x3.2	SHS 70x70x4.0	SHS 70x70x5.0	SHS 70x70x6.3	SHS 70x70x8.0		
SHS80	SHS 80x80x3.2	SHS 80x80x4.0	SHS 80x80x5.0	SHS 80x80x6.3	SHS 80x80x8.0	SHS 80x80x10.0	
SHS90	SHS 90x90x4.0	SHS 90x90x5.0	SHS 90x90x6.3	SHS 90x90x8.0	SHS 90x90x10.0		
SHS100	SHS 100x100x4.0	SHS 100x100x5.0	SHS 100x100x6.3	SHS 100x100x8.0	SHS 100x100x10.0		
SHS120	SHS 120x120x5.0	SHS 120x120x6.3	SHS 120x120x8.0	SHS 120x120x10.0	SHS 120x120x12.5		
SHS140	SHS 140x140x5.0	SHS 140x140x6.3	SHS 140x140x8.0	SHS 140x140x10.0	SHS 140x140x12.5	SHS 140x140x16.0	
SHS150	SHS 150x150x5.0	SHS 150x150x6.3	SHS 150x150x8.0	SHS 150x150x10.0	SHS 150x150x12.5	SHS 150x150x16.0	
SHS160	SHS 160x160x5.0	SHS 160x160x6.3	SHS 160x160x8.0	SHS 160x160x10.0	SHS 160x160x12.5	SHS 160x160x16.0	
SHS180	SHS 180x180x6.3	SHS 180x180x8.0	SHS 180x180x10.0	SHS 180x180x12.5	SHS 180x180x16.0		
SHS200	SHS 200x200x5.0	SHS 200x200x6.3	SHS 200x200x8.0	SHS 200x200x10.0	SHS 200x200x12.5	SHS 200x200x16.0	
SHS250	*SHS 250x250x5.0*	SHS 250x250x6.3	SHS 250x250x8.0	SHS 250x250x10.0	SHS 250x250x12.5	SHS 250x250x16.0	
SHS300	SHS 300x300x6.3	SHS 300x300x8.0	SHS 300x300x10.0	SHS 300x300x12.5	SHS 300x300x16.0		
SHS350	SHS 350x350x8.0	SHS 350x350x10.0	SHS 350x350x12.5	SHS 350x350x16.0			
SHS400	SHS 400x400x8.0	SHS 400x400x10.0	SHS 400x400x12.5	SHS 400x400x16.0			

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL HUDDERSFIELD

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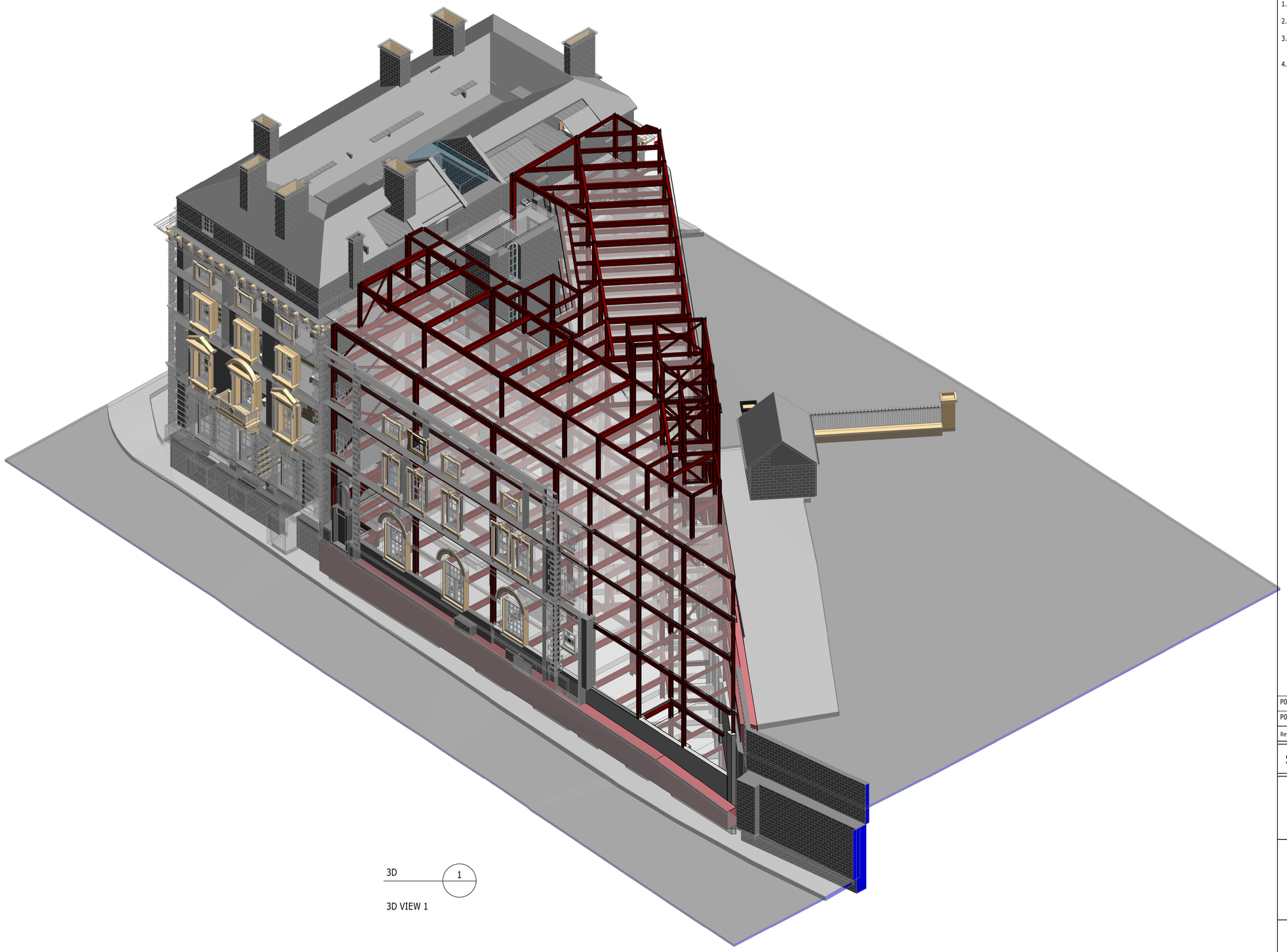
STEELWORK REFERENCE SCHEDULE - SHEET 2

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	N/A	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-XX-DR-S-00016	P02



3D 1

3D VIEW 1

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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

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3D ISOMETRIC VIEWS SHEET 1

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	NTS	NOV'22	JC

Drawing No: 4217-RAM-ZZ-ZZ-DR-S-00030

Rev: P02

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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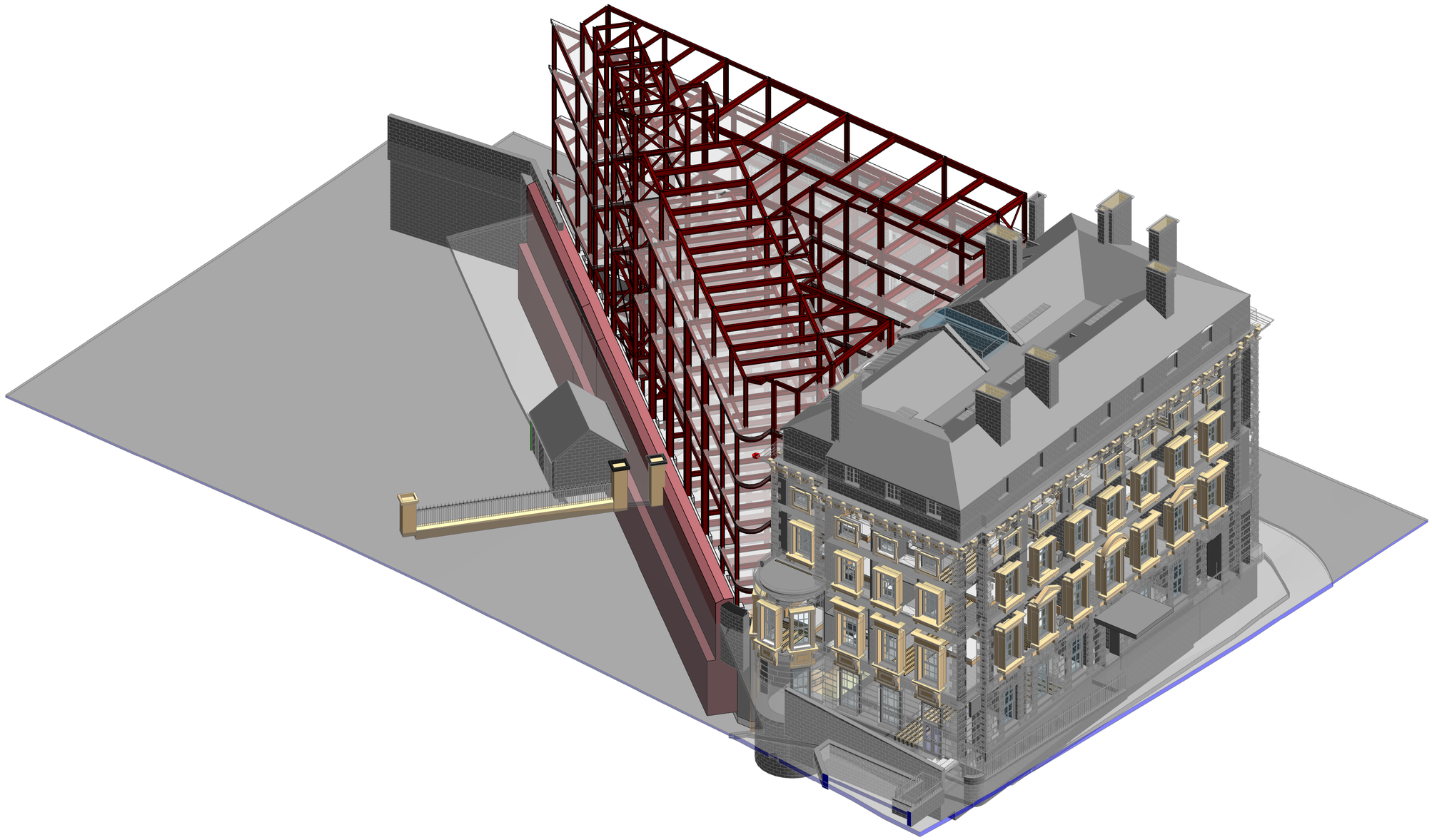
3D ISOMETRIC VIEWS
SHEET 2

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	NTS	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00031	P02

3D 2

3D VIEW 2



3D 3

3D VIEW 3

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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

S3 - FOR REVIEW AND COMMENT

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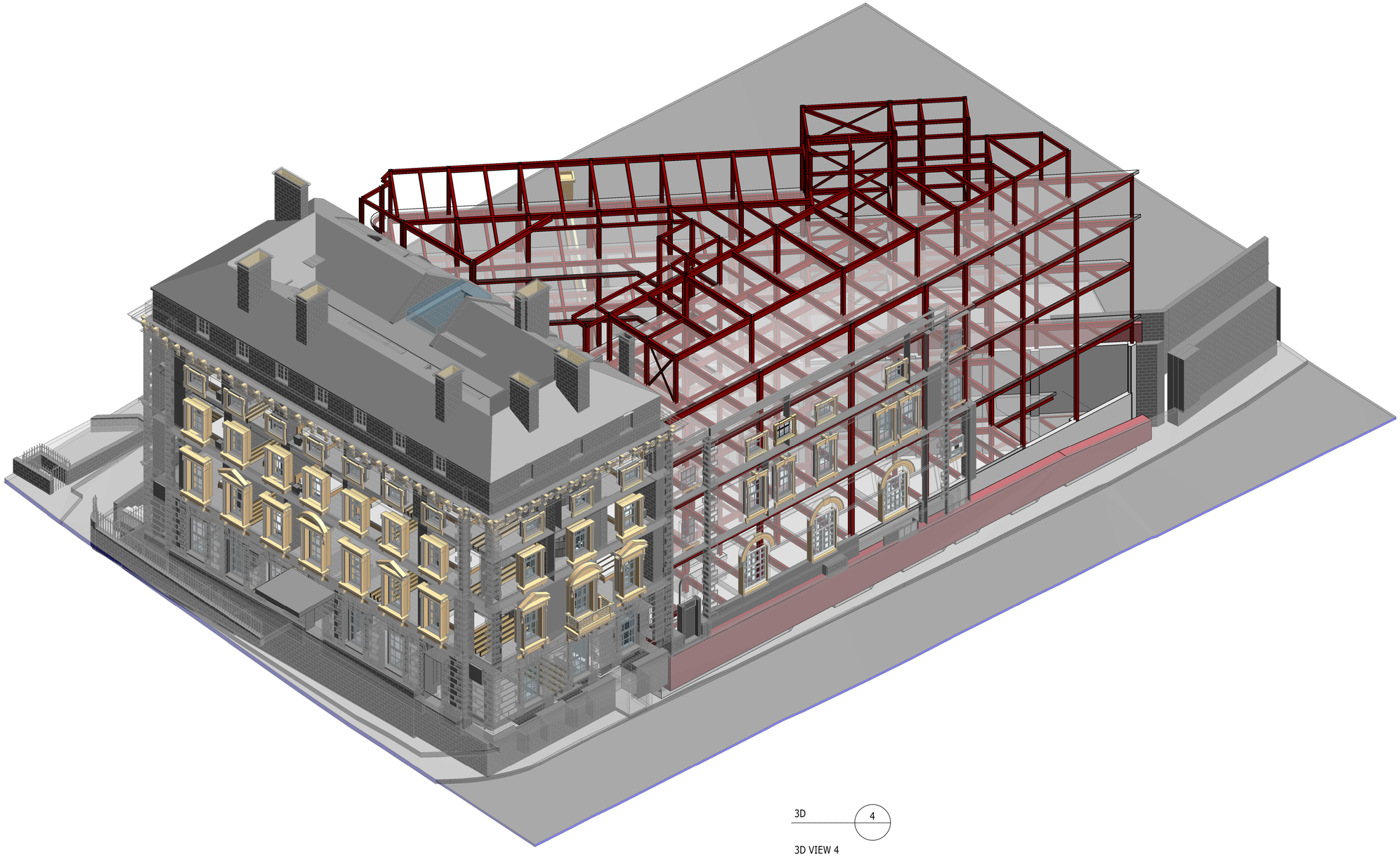
3D ISOMETRIC VIEWS SHEET 3

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	NTS	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00032	P02



3D 4

3D VIEW 4

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL HUDDERSFIELD

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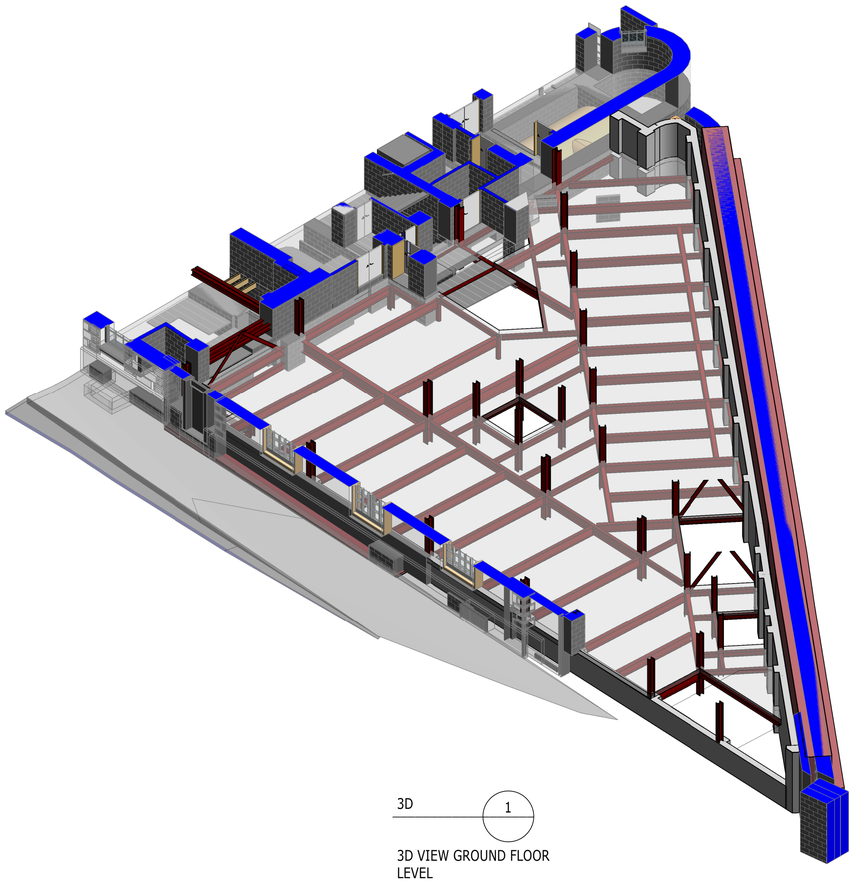
3D ISOMETRIC VIEWS SHEET 4

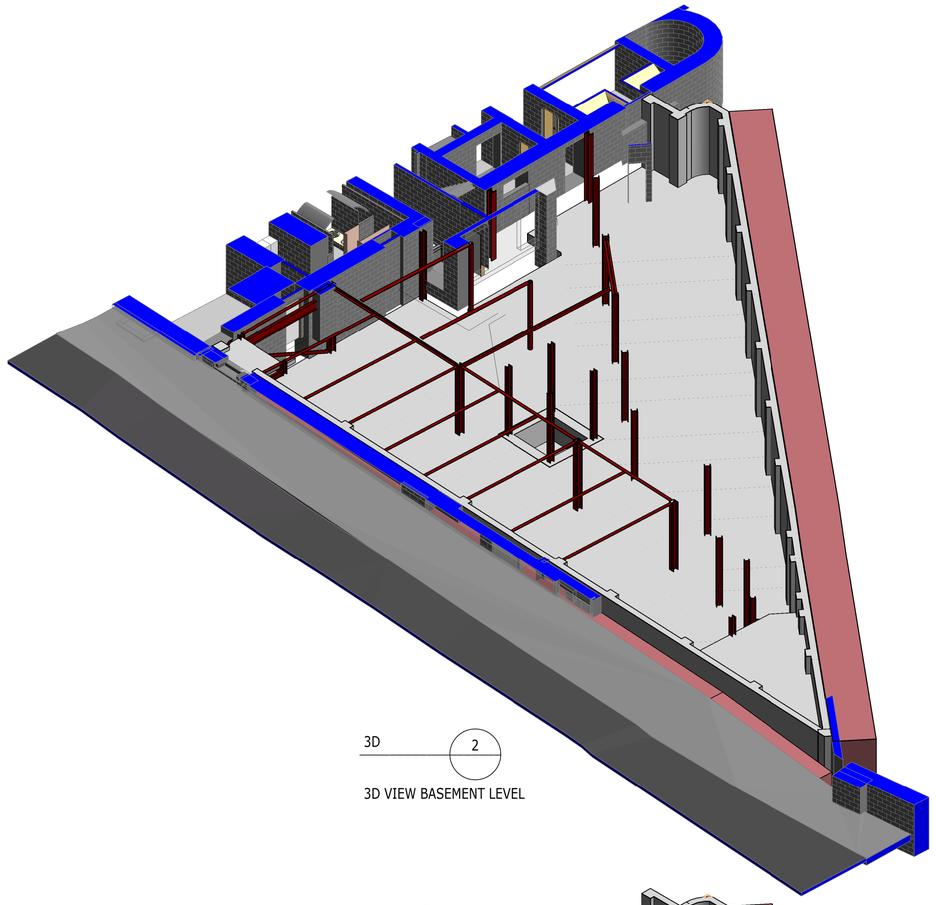
Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	NTS	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00033	P02



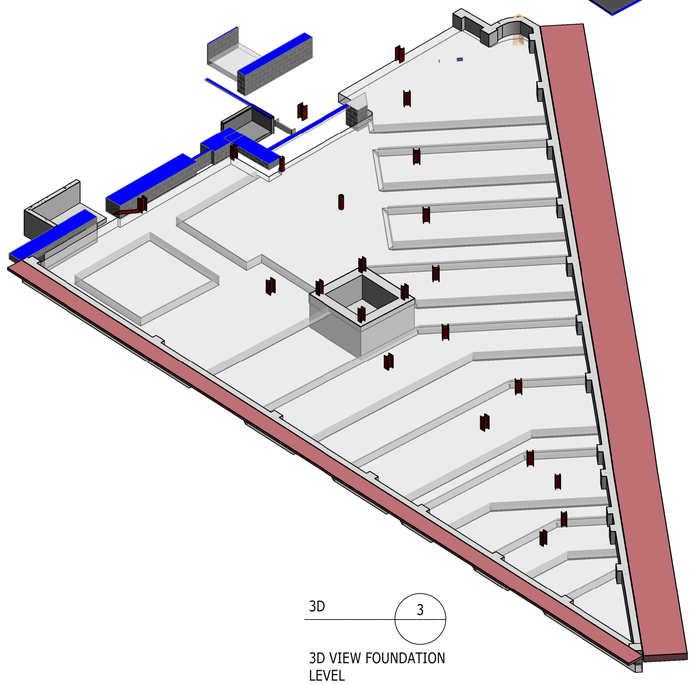
3D 1

3D VIEW GROUND FLOOR LEVEL



3D 2

3D VIEW BASEMENT LEVEL



3D 3

3D VIEW FOUNDATION LEVEL

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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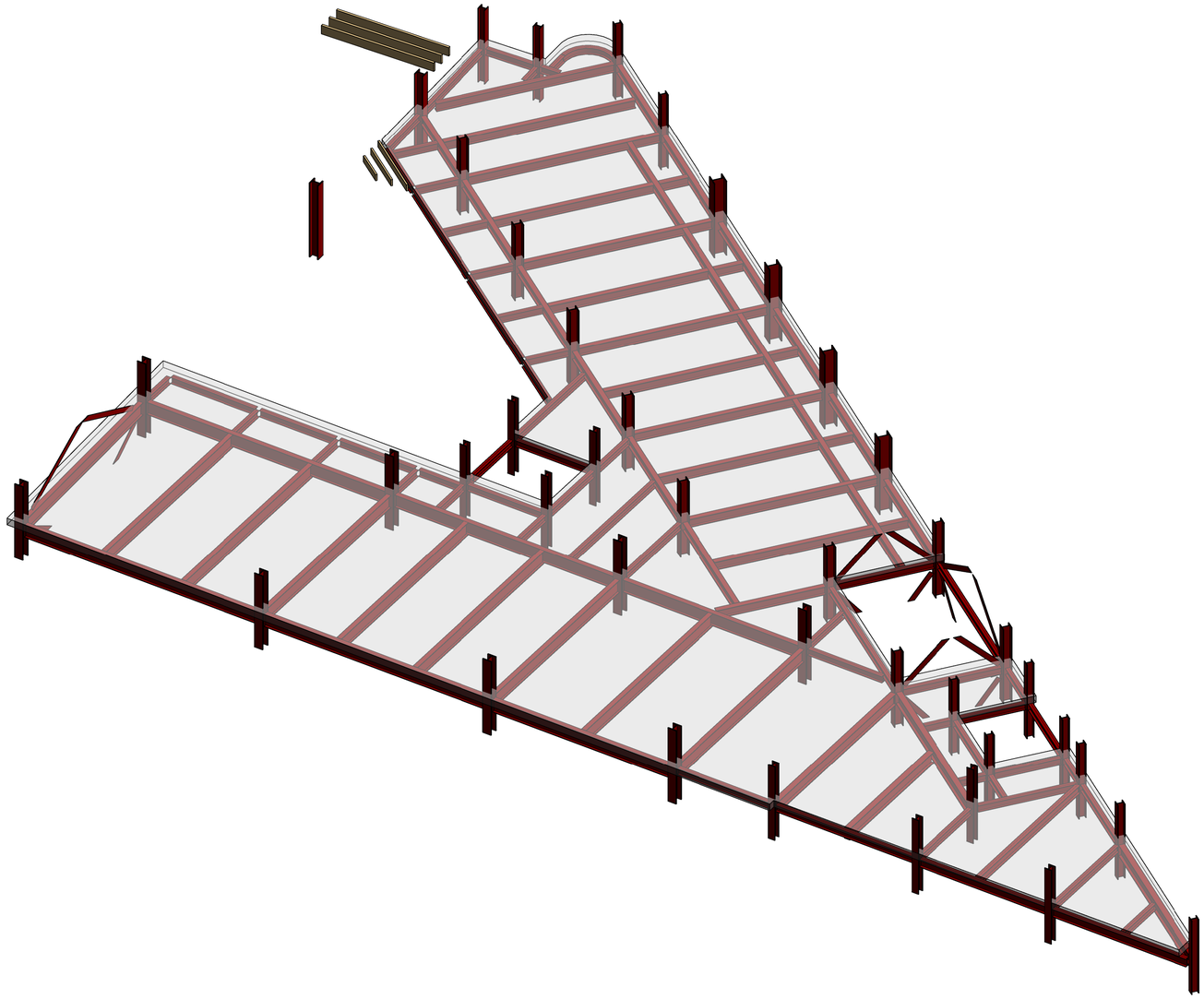
3D ISOMETRIC VIEWS SHEET 5

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	NTS	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00034	P02



3D 1

3D VIEW TYPICAL FLOOR LEVEL

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P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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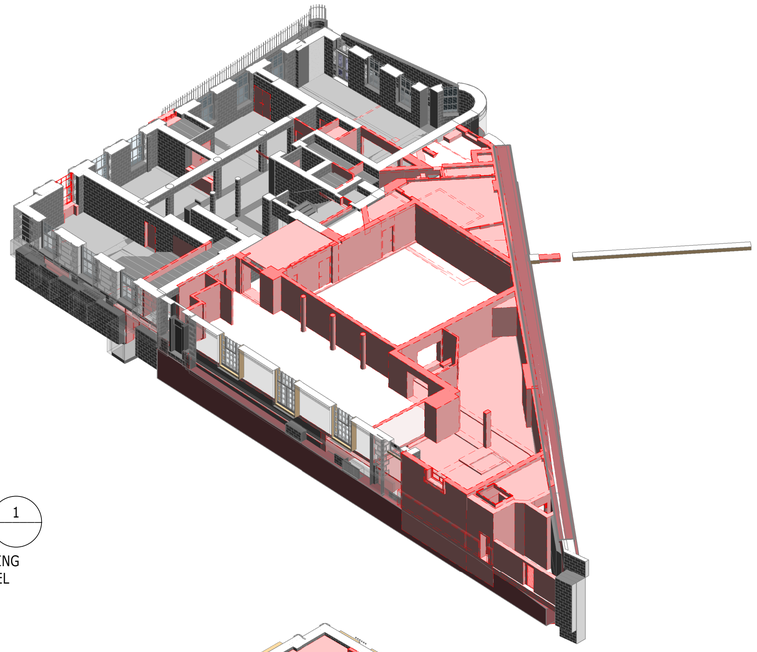
3D ISOMETRIC VIEWS SHEET 6 TYPICAL FLOOR

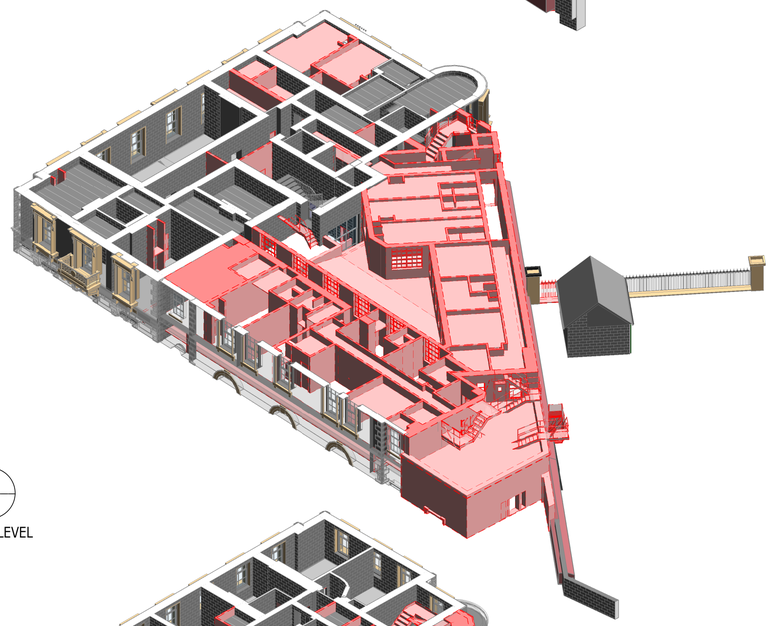
Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	NTS	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00035	P02



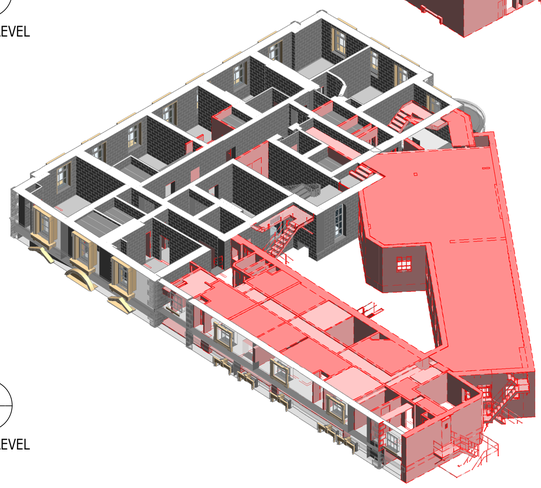
3D 1

3D VIEW EXISTING BASEMENT LEVEL DEMOLITION



3D 2

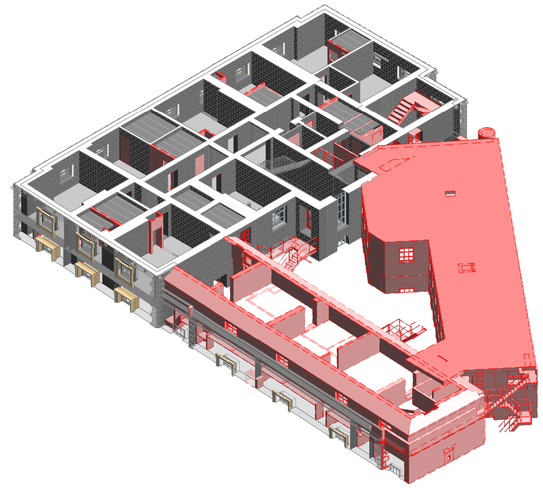
3D VIEW EXISTING LEVEL 00 DEMOLITION



3D 3

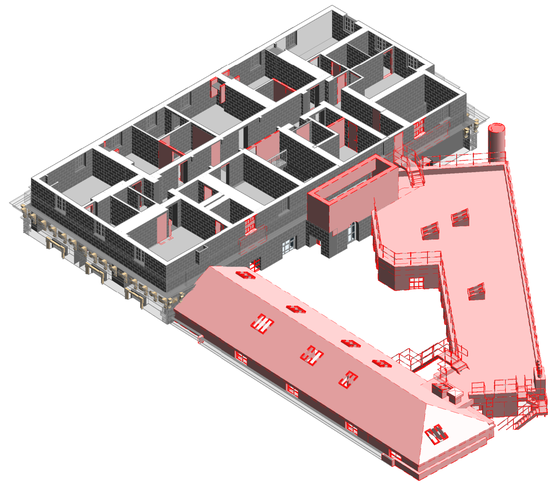
3D VIEW EXISTING LEVEL 01 DEMOLITION

VIBRATION MONITORING TO BE IN PLACE THROUGHOUT DURATION OF THE WORKS TO ENSURE INTEGRITY OF EXISTING STRUTURES TO REMAIN DO NOT BECOME COMPRISEMISED. VIBRATION LEVELS TO BE CONFIRMED.



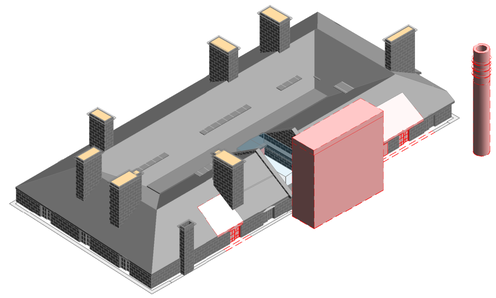
3D 4

3D VIEW EXISTING LEVEL 02 DEMOLITION



3D 5

3D VIEW EXISTING LEVEL 03 DEMOLITION



3D 6

3D VIEW EXISTING ROOF DEMOLITION

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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

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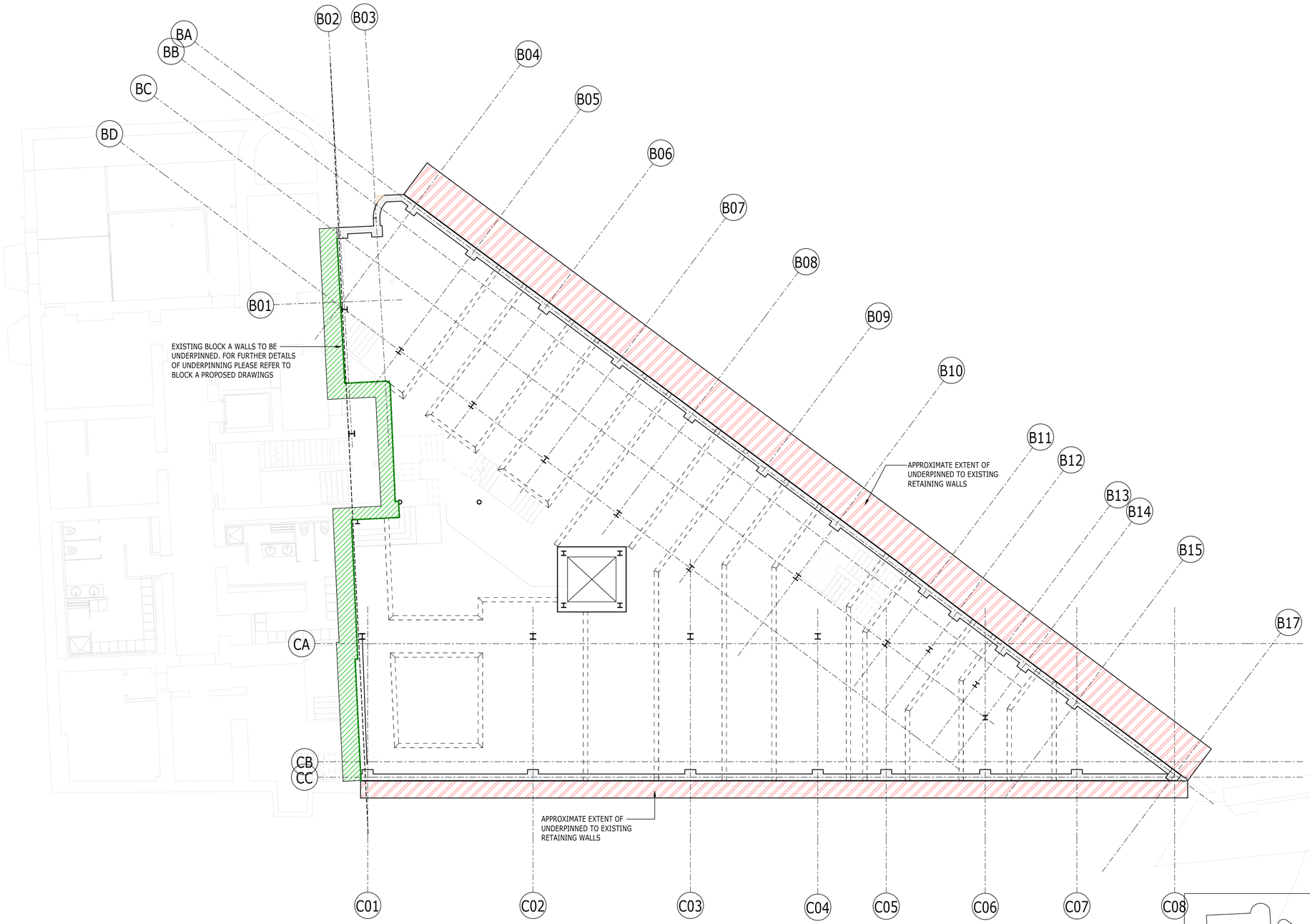
3D ISOMETRIC VIEWS SHEET 7 DEMOLITION

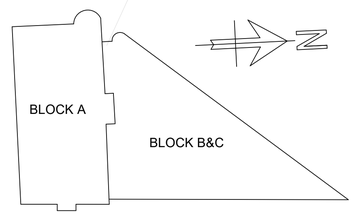
Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	NTS	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00036	P02



PLAN FN
1 : 100

EX FOUNDATION UNDERPINNING



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DIMENSIONS AND SETTING OUT TO BE CONFIRMED BY ARCHITECT

FOR TYPICAL UNDERPINNING DETAILS REFER TO DRAWING 4217-RAM-ZZ-FN-DR-S-00561

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- INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION
- INDICATES A RESIDUAL RISK FOR INFORMATION
- INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION
- INDICATES A RESIDUAL RISK AS A WARNING

Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
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EXISITNG FOUNDATION EXTENT OF UNERPINNING GA

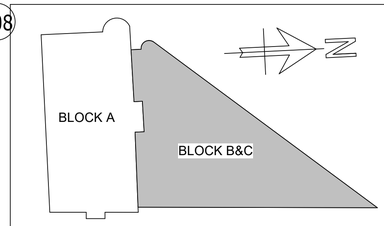
Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-FN-DR-S-00090 Rev: P02

PLAN B1 S-00110

1 : 100

BLOCK B&C - LEVEL B1



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5. FOR GENERAL NOTES DRAWING REFER TO DRAWING No. 4217-RAM-ZZ-XX-DR-S-0010
6. FOR MEMBER SCHEDULES REFER TO DRAWING No. 4217-RAM-ZZ-XX-DR-S-0015
7. SEPERATE ALLOWANCES TO BE MADE FOR THE FOLLOWING:
   - ALL STEEL TO STEEL AND STEEL TO CONCRETE CONNECTIONS AND SPLICES
   - FACADE FIXINGS
   - TRANSFER BEAMS
   - STIFFENER PLATES AROUND BEAM WEB OPENINGS
   - STEEL COLUMNS

LEGEND

450mm RC SLAB THICKENING. THICKENING FOUNDED ON TBC WITH AN ALLOWABLE BEARING PRESSURE OF TBC

250mm RC SLAB FOUNDED ON TBC WITH AN ALLOWABLE BEARING PRESSURE OF TBC

ALL FOUNDATIONS SHOWN ARE ON HOLD PENDING RECEIPT OF PHASE 2 GROUND INVESTIGATION REPORT. DO NOT PRICE/COST FOUNDATIONS SHOWN ON THIS DRAWING.

RC SUMP PIT FOR DRAINED CAVITY WATERPROOFING SYSTEMS TBC

DIMENSIONS AND SETTING OUT TO BE CONFIRMED BY ARCHITECT

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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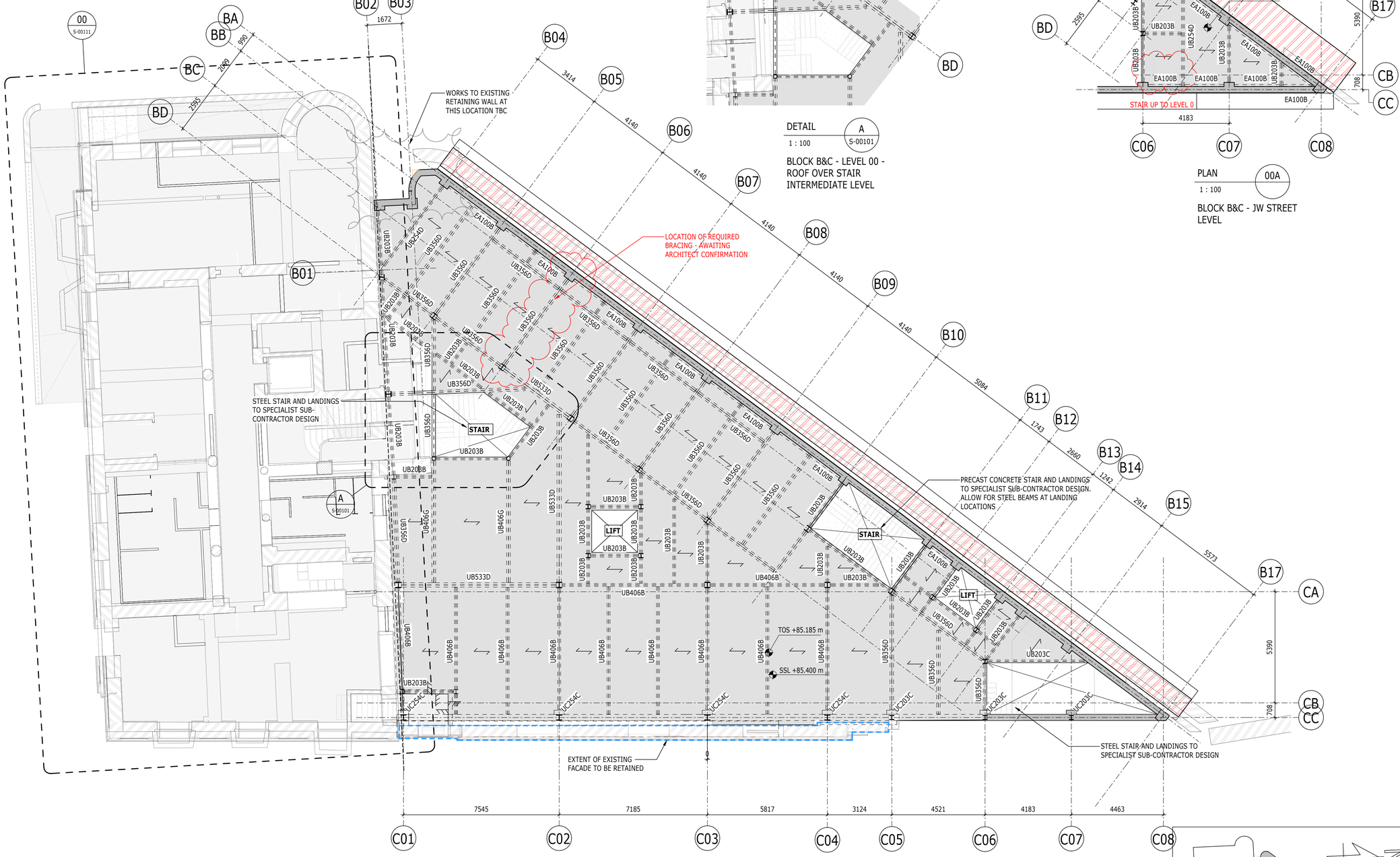
BLOCKS B & C BASEMENT GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	OCT'22	JC

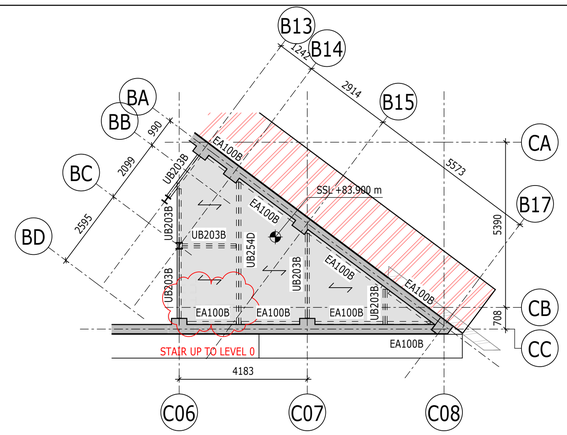
Drawing No: 4217-RAM-ZZ-B1-DR-S-00100

Rev: P02



DETAIL A S-00101
1 : 100

BLOCK B&C - LEVEL 00 - ROOF OVER STAIR INTERMEDIATE LEVEL

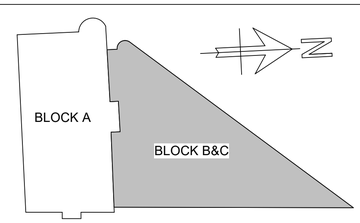


PLAN 00A
1 : 100

BLOCK B&C - JW STREET LEVEL

PLAN 00 S-00205
1 : 100

BLOCK B&C - LEVEL 00



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6. FOR MEMBER SCHEDULES REFER TO DRAWING No. 4217-RAM-ZZ-XX-DR-S-0015 & S-0016
7. SEPERATE ALLOWANCES TO BE MADE FOR THE FOLLOWING:
   - ALL STEEL TO STEEL AND STEEL TO CONCRETE CONNECTIONS AND SPLICES
   - FACADE FIXINGS
   - TRANSFER BEAMS
   - STIFFENER PLATES AROUND BEAM WEB OPENINGS
   - STEEL COLUMNS

LEGEND

- DENOTES SPAN DIRECTION OF 140mm THICK COMPOSITE METAL DECK SLAB (WITH 75mm SCREED) ON SMD TR60+ 1.0 GAUGE METAL DECKING
- DENOTES SPAN DIRECTION OF 140mm THICK COMPOSITE METAL DECK SLAB ON SMD TR60 + 1.0 GAUGE METAL DECKING
- DENOTES MOMENT CONNECTION
- TIMBER INFILL

INABEYANCE / TO BE CONFIRMED

- BUILDERSWORK HOLES
- UPSTANDS
- MOMENT CONNECTION
- OPTIMISATION OF STEELWORK FOR FIRE DESIGN

DIMENSIONS AND SETTING OUT TO BE CONFIRMED BY ARCHITECT

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

S3 - FOR REVIEW AND COMMENT

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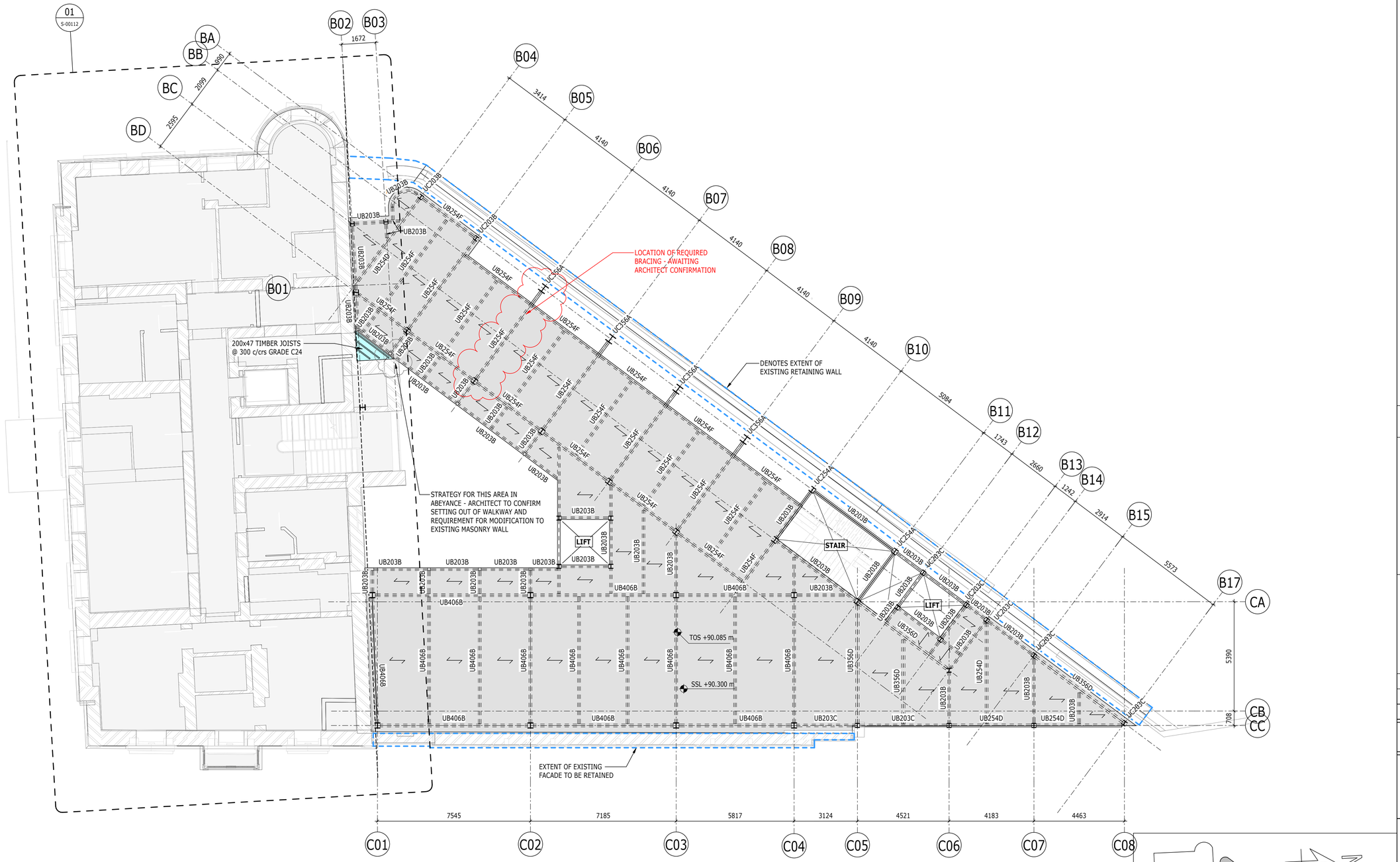
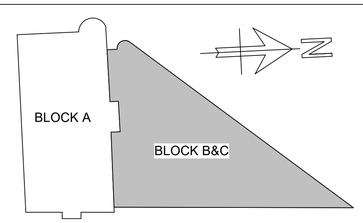
BLOCKS B & C
GROUND FLOOR GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	OCT'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-00-DR-S-00101	P02



PLAN 01 / S-00206
1 : 100
BLOCK B&C - LEVEL 01



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- DENOTES MOMENT CONNECTION
- TIMBER INFILL

INABEYANCE / TO BE CONFIRMED

- BUILDERSWORK HOLES
- UPSTANDS
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- INDICATES A RESIDUAL RISK AS A WARNING

Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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THE GEORGE HOTEL HUDDERSFIELD

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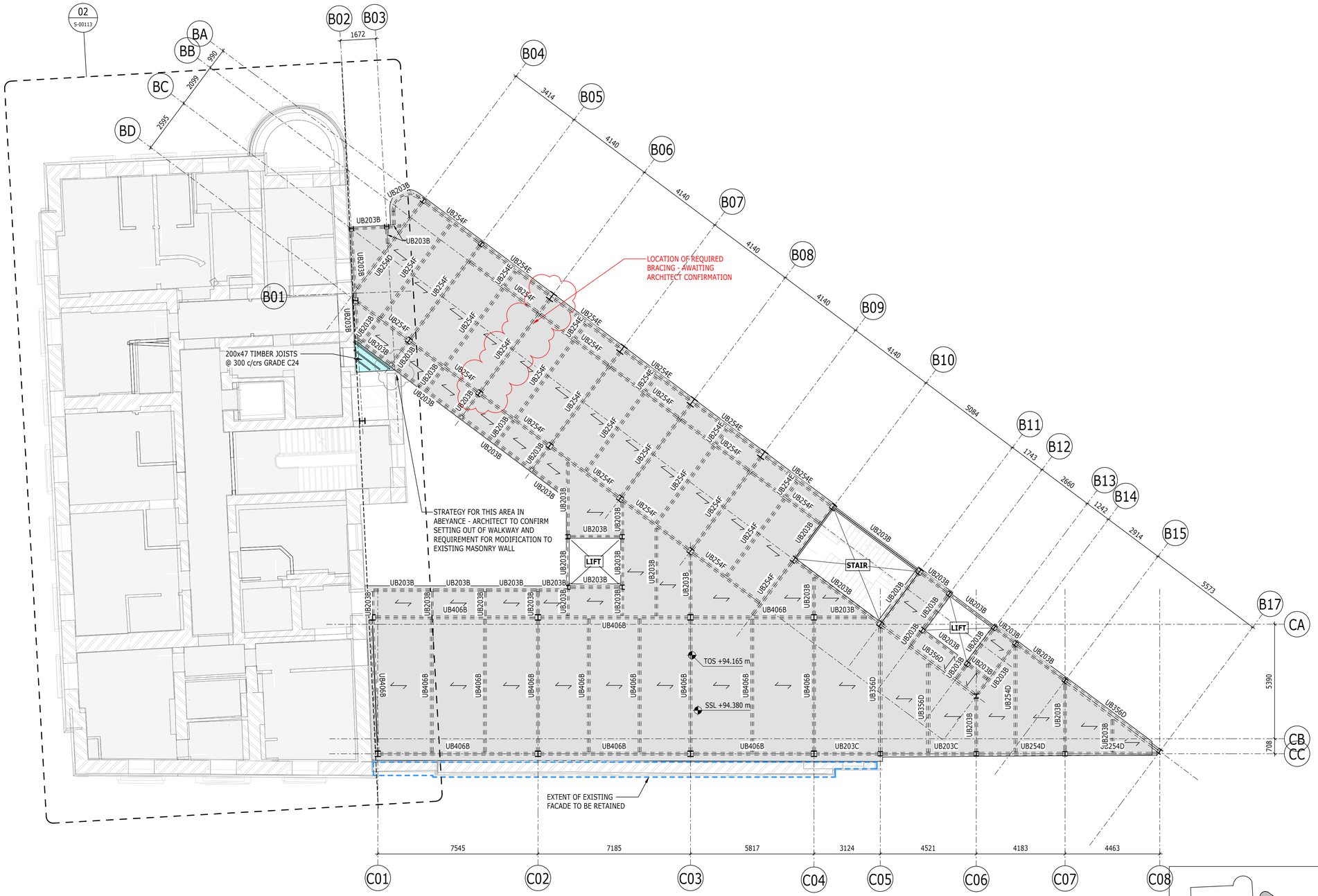
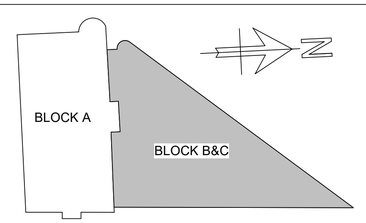
BLOCKS B & C FIRST FLOOR GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	OCT'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-01-DR-S-00102	P02



PLAN 02 / S-00300
1 : 100
BLOCK B&C - LEVEL 02



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6. FOR MEMBER SCHEDULES REFER TO DRAWING No. 4217-RAM-ZZ-XX-DR-S-0015 & S-0016
7. SEPERATE ALLOWANCES TO BE MADE FOR THE FOLLOWING:
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   - FACADE FIXINGS
   - TRANSFER BEAMS
   - STIFFENER PLATES AROUND BEAM WEB OPENINGS
   - STEEL COLUMNS

LEGEND

- DENOTES SPAN DIRECTION OF 140mm THICK COMPOSITE METAL DECK SLAB (WITH 75mm SCREED) ON SMD TR60+ 1.0 GAUGE METAL DECKING
- DENOTES SPAN DIRECTION OF 140mm THICK COMPOSITE METAL DECK SLAB ON SMD TR60 + 1.0 GAUGE METAL DECKING
- DENOTES MOMENT CONNECTION
- TIMBER INFILL

INABEYANCE / TO BE CONFIRMED

- BUILDERSWORK HOLES
- UPSTANDS
- MOMENT CONNECTION
- OPTIMISATION OF STEELWORK FOR FIRE DESIGN

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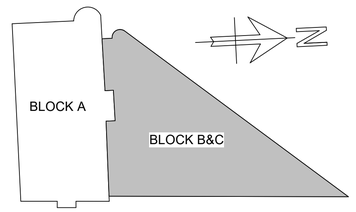
Drawing No: 4217-RAM-ZZ-02-DR-S-00103
Rev: P02

PLAN 03 / S-00300

1 : 100

BLOCK B&C - LEVEL 03



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PLAN 04 S-00300
1 : 100

BLOCK B&C - LEVEL 04

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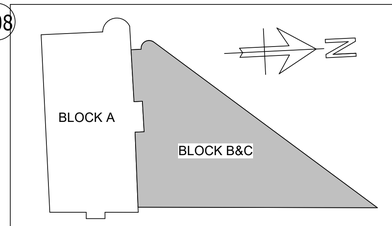
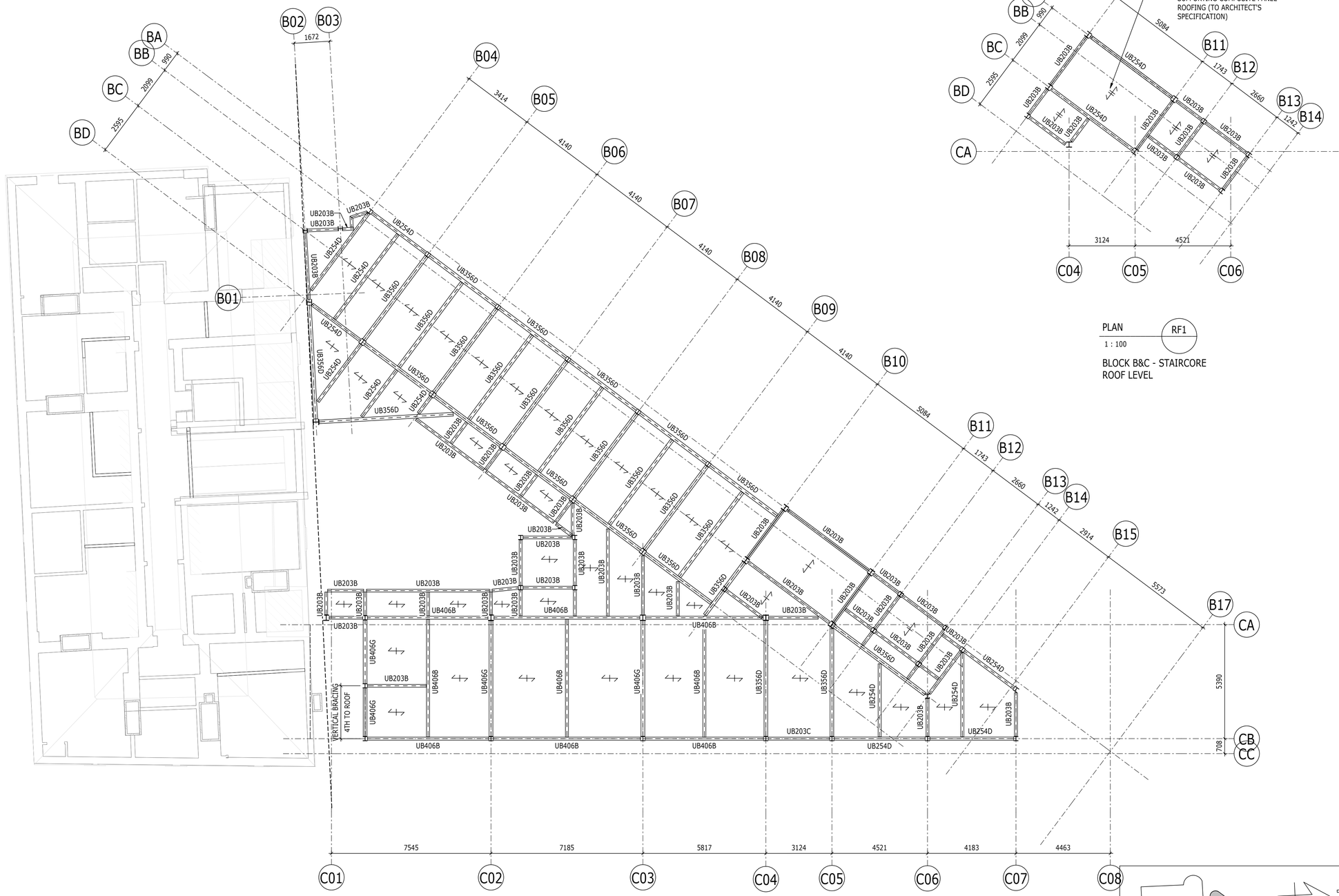


KEYPLAN

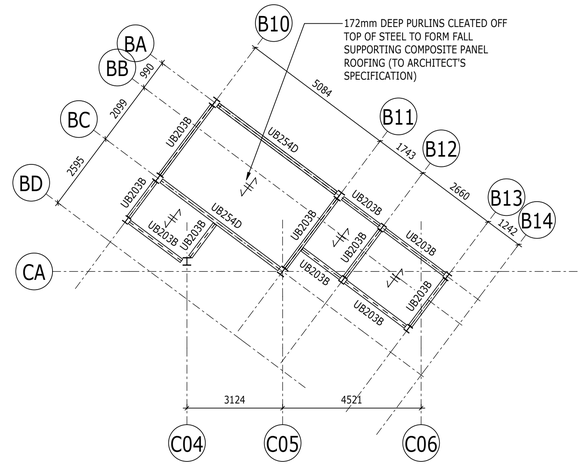
Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	OCT'22	JC

Drawing No: 4217-RAM-ZZ-04-DR-S-00105 Rev: P02



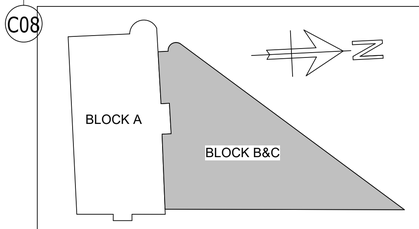
PLAN RF
1 : 100

BLOCK B&C - RF LEVEL



PLAN RF1
1 : 100

BLOCK B&C - STAIRCORE ROOF LEVEL



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P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
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1620014217	As indicated	OCT'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-RF-DR-S-00106	P02

ADEQUACY OF EXISTING LIFT SHAFT WALLS SUBJECT TO FURTHER INVESTIGATION WORK. REVIEW OF OVERALL CONDITION, SIZE AND OUT OF PLUMB TOLERANCES REQUIRED TO ASCERTAIN THE REQUIREMENT FOR ANY REMEDIAL WORKS TO SHAFT WALLS TBC

NEW IN-SITU REINFORCED CONCRETE RETAINING WALL TO ENABLE SLAB LOWERING. REFER TO DRAWING RUK---

STRATEGY FOR REMEDIAL WORKS IN ABEYANCE - TBC BY ARCHITECT

BASEMENT SLAB LEVEL TO BE LOWERED IN AREA INDICATED TO PROVIDE ACCESS REQUIREMENTS TO NEW BUILD STRUCTURE

BASEMENT SLAB LEVEL TO BE LOWERED IN AREA INDICATED TO PROVIDE ACCESS REQUIREMENTS TO NEW BUILD STRUCTURE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY STABILITY OF THE WORKS AND ANY OTHER BUILDINGS, STRUCTURES, EXCAVATIONS OR FEATURES AFFECTED BY THE WORKS. THE CONTRACTOR SHALL ENSURE NO PART OF THE WORKS AND ANY OTHER BUILDINGS, STRUCTURES OR FEATURES AFFECTED BY THE WORKS ARE OVERSTRESSED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.

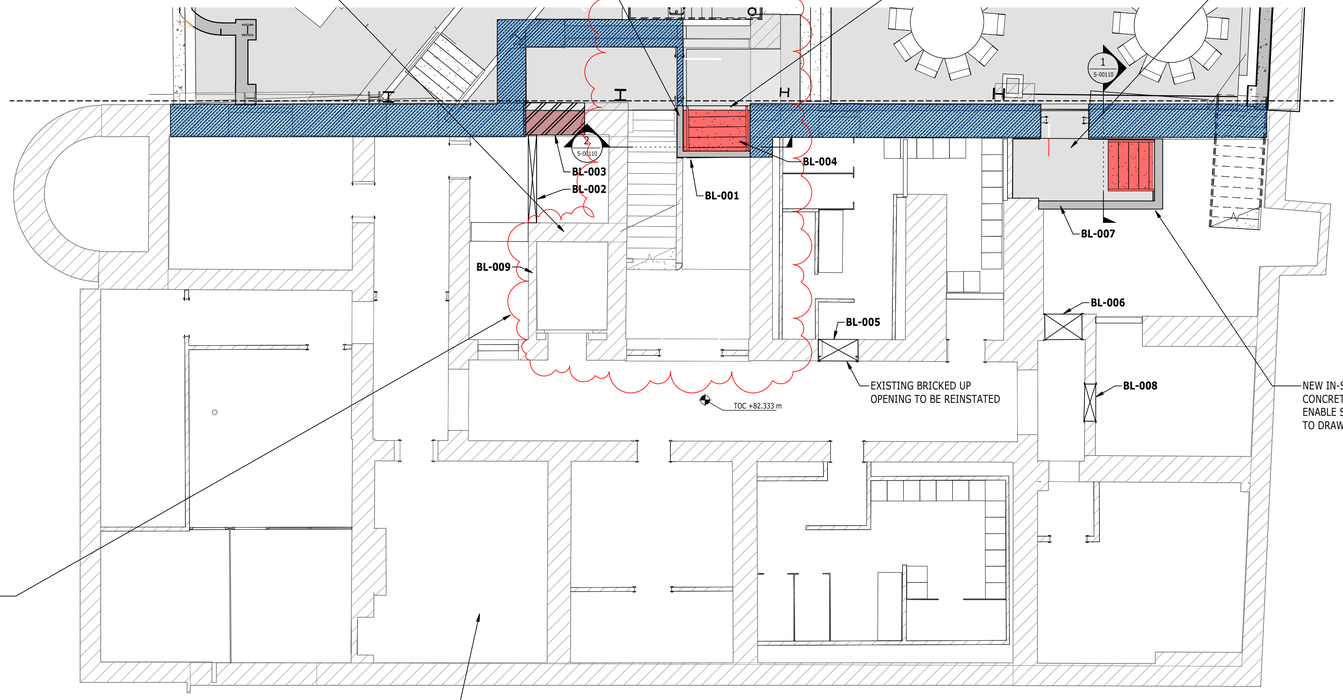
STRUCTURAL STEELWORK SHOWN ON PLAN INDICATIVELY. IT SHOULD BE NOTED THAT STEELWORK TO BE ABOVE THE LEVEL OF THE PROPOSED OPENING.

BASEMENT FLOOR SLAB REPLACEMENT STRATEGY AND ASSOCIATED WATERPOOFING/MOISTURE CONTROL TO BE CONFIRMED BY THE ARCHITECT

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT RAMBOLL DEMOLITION DRAWINGS:

4217-RAM-ZZ-B1-DR-S-00160
4217-RAM-ZZ-00-DR-S-00161
4217-RAM-ZZ-01-DR-S-00162
4217-RAM-ZZ-02-DR-S-00163
4217-RAM-ZZ-03-DR-S-00164
4217-RAM-ZZ-04-DR-S-00165
4217-RAM-ZZ-RF-DR-S-00166

SIZE AND SETTING OUT OF ALL BUILDERSWORK OPENINGS TO BE CONFIRMED BY ARCHITECT AND MECHANICAL ENGINEER



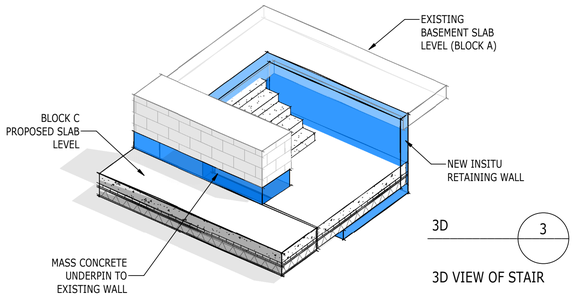
LIFT PIT REQUIREMENTS TBC BY LIFT SPECIALIST. POSSIBLE REQUIREMENT TO MODIFY OR CONSTRUCT NEW LIFT PIT TO MEET INSTALLATION REQUIREMENTS. LIFT CAR CURRENTLY INSTALLED SO THE CONDITION AND GEOMETRY TBC. EXISTING SHAFT HAS BEEN SUBJECT TO HISTORIC WATER INGRESS AND THEREFORE LIFT PIT IS FULL OF WATER. CONDITION OF LIFT PIT TO BE ASSESSED ONCE THE WATER HAS BEEN PUMPED OUT OF THE PIT AND THERE IS SAFE ACCCES, PRIOR TO SPECIFICATION OF ANY REMEDIAL WORKS. IF THERE IS SIGNIFICANT DETERIORATION, THE LIFT PIT AND/OR SHAFT MAY HAVE TO BE REPLACED.

EXISTING STONE FLAGS AT BASEMENT LEVEL. ASSUMED TO BE REMOVED AS PART OF RENOVATION WORK. EXISTING FFL TO BE MAINTAINED

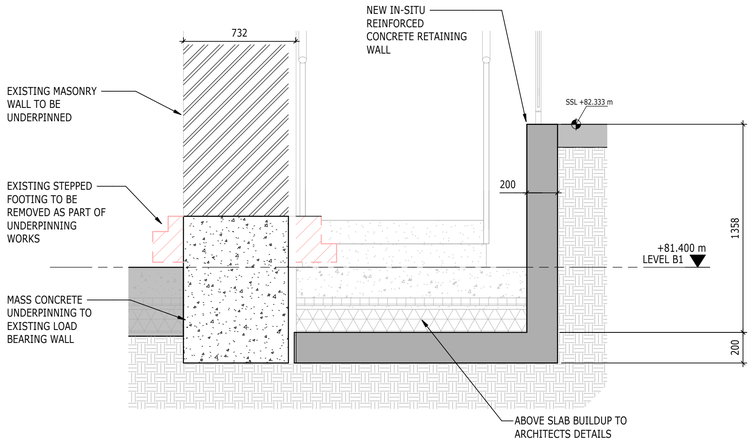
NEW IN-SITU REINFORCED CONCRETE RETAINING WALL TO ENABLE SLAB LOWERING. REFER TO DRAWING RUK---

PLAN B1 / S-00100
1 : 75

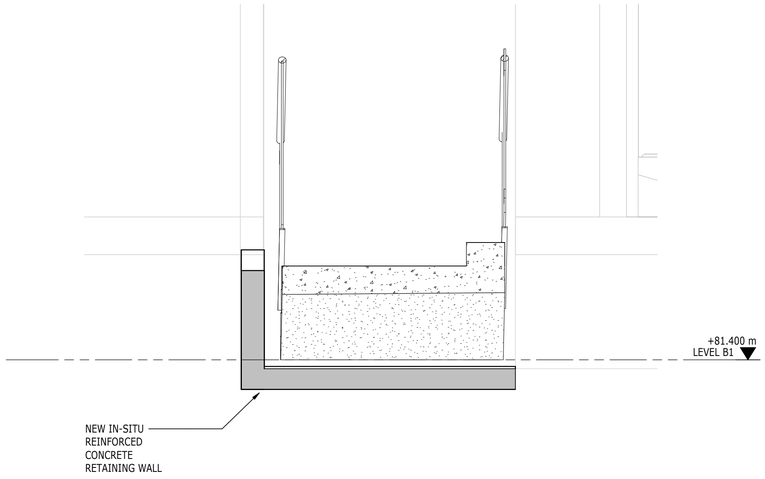
BLOCK A - LEVEL B1



3D 3 / 3D VIEW OF STAIR



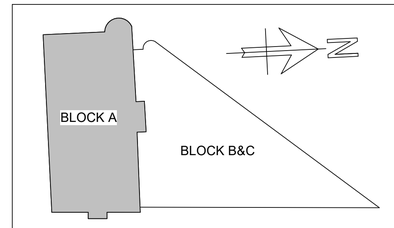
DETAIL 1 / S-00100
1 : 20



DETAIL 2 / S-00100
1 : 20

LEVEL -01 (BASEMENT) - BLOCK A STRUCTURAL INTERVENTION SCHEDULE

REFERENCE	DESCRIPTION OF INTERVENTION	APPLICABLE DRAWING
BL-001	NEW IN-SITU CONCRETE RETAINING WALL TO ENABLE SLAB LOWERING	4217-RAM-ZZ-B1-DR-S-00110
BL-002	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-DR-S-00500
BL-003	MASONRY INFILL TO EXISTING LOAD BEARING WALL	4217-RAM-ZZ-ZZ-DR-S-00500
BL-004	LOCALISED SLAB LOWERING TO FACILITATE LEVEL CHANGE BETWEEN BLOCKS	4217-RAM-ZZ-B1-DR-S-00110
BL-005	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-DR-S-00500
BL-006	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-DR-S-00500
BL-007	NEW IN-SITU CONCRETE RETAINING WALL TO ENABLE SLAB LOWERING	4217-RAM-ZZ-B1-DR-S-00110
BL-008	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-DR-S-00500
BL-009	LIFT PIT TBC. ASSUME FULL REPLACEMENT OF MASONRY SHAFT AND CONCRETE LIFT PIT	TBC



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KEY TO SYMBOLS

- DENOTES NEW STRUCTURAL BEAM OVER OPENING
- DENOTES MASONRY INFILL TO EXISTING LOAD BEARING MASONRY WALL
- DENOTES NEW OPENING TO EXISTING LOAD BEARING MASONRY WALL
- DENOTES LOCATION OF PADSTONE. FOR DETAILS SEE DRAWING S-0000.
- DENOTES AREA OF NEW TIMBER FLOOR CONSTRUCTION. SEE PLAN FOR JOIST SIZES
- DENOTES AREA OF BASEMENT SLAB TO BE LOWERED
- DENOTES NEW OPENING AT LOCATION OF EXISTING WINDOW OPENING
- DENOTES EXISTING LOAD BEARING MASONRY WALL TO BE UNDERPINNED
- DENOTES TIE

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- INDICATES A RESIDUAL RISK AS A WARNING

Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL
HUDDERSFIELD

RAMBOLL
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www.ramboll.co.uk

BLOCK A
BASEMENT GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	NOV'22	JC

Drawing No: 4217-RAM-ZZ-B1-DR-S-00110 Rev: P02

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY STABILITY OF THE WORKS AND ANY OTHER BUILDINGS, STRUCTURES, EXCAVATIONS OR FEATURES AFFECTED BY THE WORKS. THE CONTRACTOR SHALL ENSURE NO PART OF THE WORKS AND ANY OTHER BUILDINGS, STRUCTURES OR FEATURES AFFECTED BY THE WORKS ARE OVERSTRESSED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.

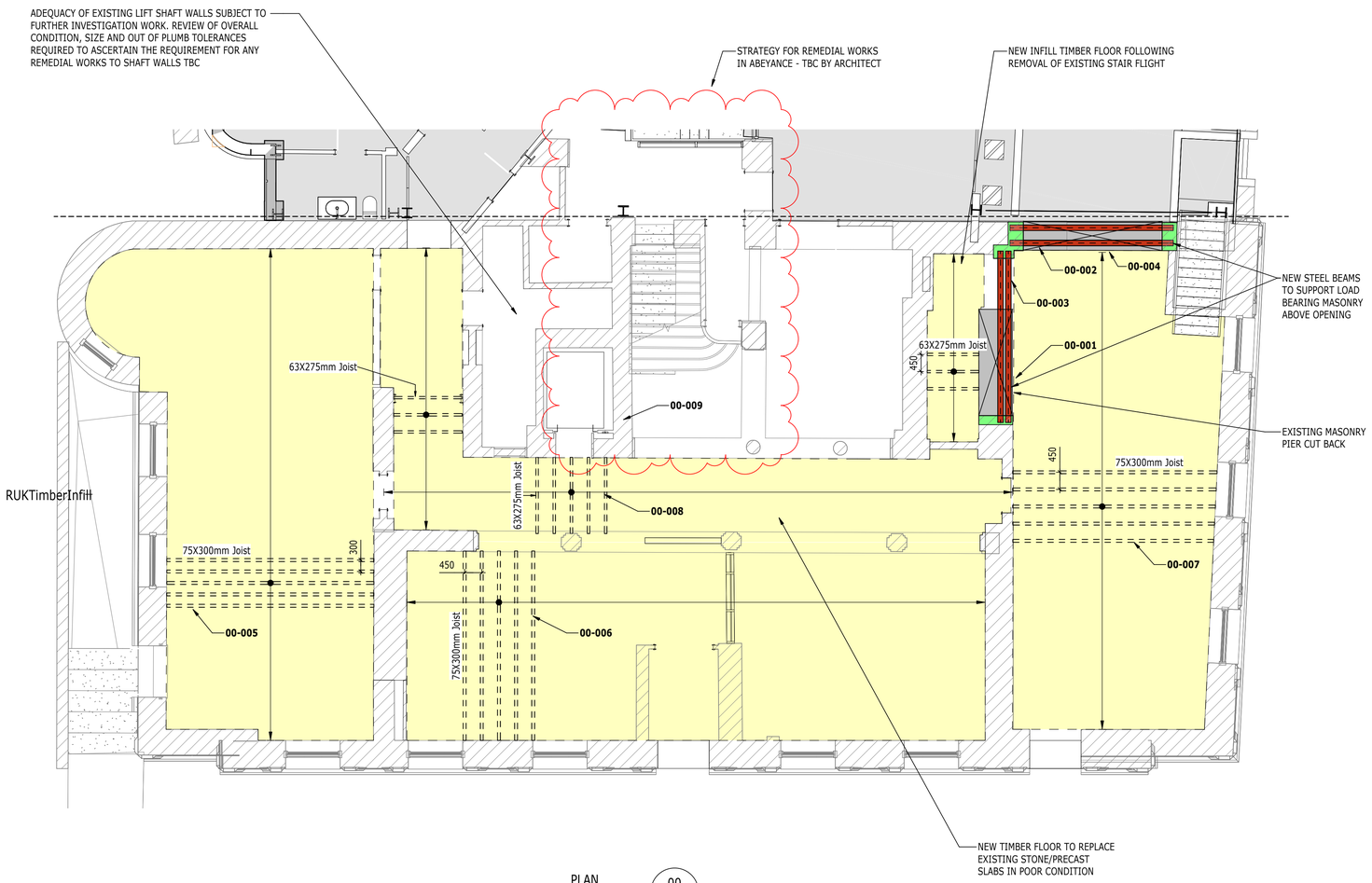
STRUCTURAL STEELWORK SHOWN ON PLAN INDICATIVELY. IT SHOULD BE NOTED THAT STEELWORK TO BE ABOVE THE LEVEL OF THE PROPOSED OPENING.

BASEMENT FLOOR SLAB REPLACEMENT STRATEGY AND ASSOCIATED WATERPOOFING/MOISTURE CONTROL TO BE CONFIRMED BY THE ARCHITECT

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT RAMBOLL DEMOLITION DRAWINGS:

4217-RAM-ZZ-B1-DR-S-00160
4217-RAM-ZZ-00-DR-S-00161
4217-RAM-ZZ-01-DR-S-00162
4217-RAM-ZZ-02-DR-S-00163
4217-RAM-ZZ-03-DR-S-00164
4217-RAM-ZZ-04-DR-S-00165
4217-RAM-ZZ-RF-DR-S-00166

SIZE AND SETTING OUT OF ALL BUILDERSWORK OPENINGS TO BE CONFIRMED BY ARCHITECT AND MECHANICAL ENGINEER

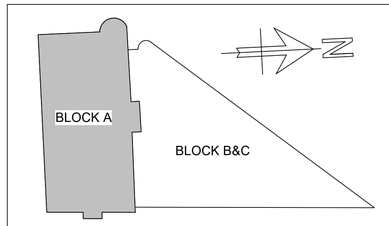


PLAN 00
1 : 75 S-00101

BLOCK A - LEVEL 00

LEVEL 00 - BLOCK A STRUCTURAL INTERVENTION SCHEDULE

REFERENCE	DESCRIPTION OF INTERVENTION	APPLICABLE DETAIL
00-001	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-DR-S-00500 & 4217-RAM-ZZ-ZZ-DR-S-00501
00-002	NEW SUPPORT STEEL OVER OPENING TO SUPPORT EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-DR-S-00500 & 4217-RAM-ZZ-ZZ-DR-S-00501
00-003	NEW SUPPORT STEEL OVER OPENING TO SUPPORT EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-DR-S-00500 & 4217-RAM-ZZ-ZZ-DR-S-00501
00-004	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-DR-S-00500 & 4217-RAM-ZZ-ZZ-DR-S-00501
00-005	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-DR-S-00560
00-006	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-DR-S-00560
00-007	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-DR-S-00560
00-008	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-DR-S-00560
00-009	LIFT WORKS TBC. ALLOW FOR FULL REPLACEMENT OF MASONRY LIFT SHAFT WALLS	TBC



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KEY TO SYMBOLS

- DENOTES NEW STRUCTURAL BEAM OVER OPENING
- DENOTES MASONRY INFILL TO EXISTING LOAD BEARING MASONRY WALL
- DENOTES NEW OPENING TO EXISTING LOAD BEARING MASONRY WALL
- DENOTES LOCATION OF PADSTONE. FOR DETAILS SEE DRAWING S-0000.
- DENOTES AREA OF NEW TIMBER FLOOR CONSTRUCTION. SEE PLAN FOR JOIST SIZES
- DENOTES AREA OF BASEMENT SLAB TO BE LOWERED
- DENOTES NEW OPENING AT LOCATION OF EXISTING WINDOW OPENING
- DENOTES EXISTING LOAD BEARING MASONRY WALL TO BE UNDERPINNED
- DENOTES TIE

THESE NOTES ARE BASED ON THE USE OF EXPERIENCED AND COMPETENT CONTRACTORS CARRYING OUT THE WORK USING AN APPROVED SAFE METHOD OF WORKING

WHERE RAMBOLL CDM HAZARD SYMBOLS (SUMMARIZED BELOW) ARE FOUND ON THE DRAWINGS, REFERENCE MUST BE MADE TO XXXX-XXX-XX-XX-XX-X-XXXXX. CHECK THE UNIQUE CDM ID IN THE TEXT NEXT TO THE SYMBOL FORMATTED: RAM-###

- INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION
- INDICATES A RESIDUAL RISK FOR INFORMATION
- INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION
- INDICATES A RESIDUAL RISK AS A WARNING

Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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BLOCK A
GROUND FLOOR GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	NOV'22	JC

Drawing No: 4217-RAM-ZZ-00-DR-S-00111 Rev: P02

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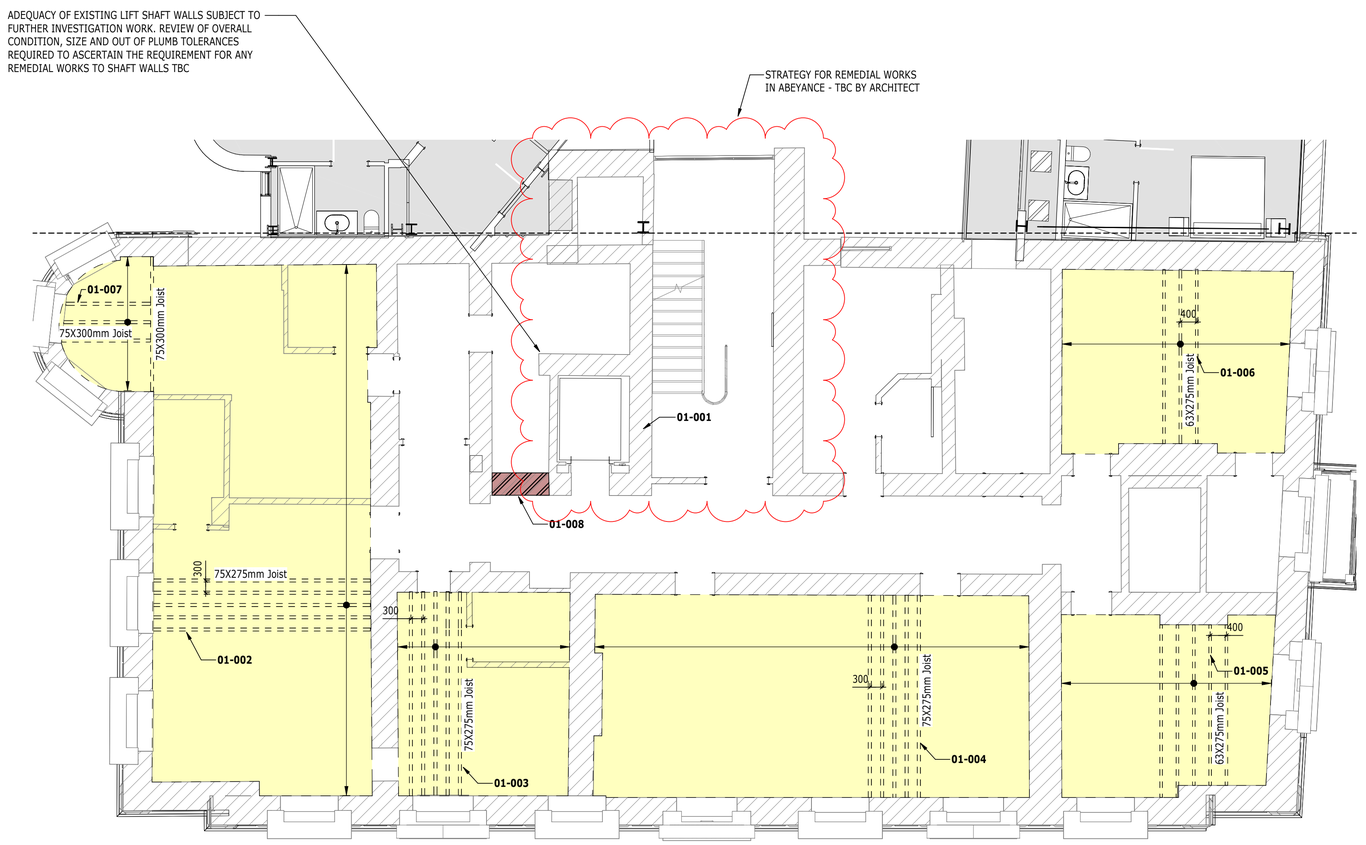
STRUCTURAL STEELWORK SHOWN ON PLAN INDICATIVELY. IT SHOULD BE NOTED THAT STEELWORK TO BE ABOVE THE LEVEL OF THE PROPOSED OPENING.

BASEMENT FLOOR SLAB REPLACEMENT STRATEGY AND ASSOCIATED WATERPOOFING/MOISTURE CONTROL TO BE CONFIRMED BY THE ARCHITECT

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT RAMBOLL DEMOLITION DRAWINGS:

4217-RAM-ZZ-B1-DR-S-00160
4217-RAM-ZZ-00-DR-S-00161
4217-RAM-ZZ-01-DR-S-00162
4217-RAM-ZZ-02-DR-S-00163
4217-RAM-ZZ-03-DR-S-00164
4217-RAM-ZZ-04-DR-S-00165
4217-RAM-ZZ-RF-DR-S-00166

SIZE AND SETTING OUT OF ALL BUILDERSWORK OPENINGS TO BE CONFIRMED BY ARCHITECT AND MECHANICAL ENGINEER

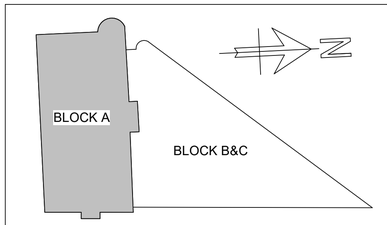


PLAN 01 S-00102
1 : 75

BLOCK A - LEVEL 01

LEVEL 01 - BLOCK A STRUCTURAL INTERVENTION SCHEDULE

REFERENCE	DESCRIPTION OF INTERVENTION	APPLICABLE DETAIL
01-001	LIFT PIT WORKS TBC. ASSUME FULL REPLACED OF MASONRY SHAFT WALLS REQUIRED.	TBC
01-002	NEW TIMBER FLOORS JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-DR-S-00560
01-003	NEW TIMBER FLOORS JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-DR-S-00560
01-004	NEW TIMBER FLOORS JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-DR-S-00560
01-005	NEW TIMBER FLOORS JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-DR-S-00560
01-006	NEW TIMBER FLOORS JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-DR-S-00560
01-007	NEW TIMBER FLOORS JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-DR-S-00560
01-008	MASONRY INFILL OF EXISTING LOAD BEARING WALL	4217-RAM-ZZ-ZZ-DR-S-00500



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KEY TO SYMBOLS

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

S3 - FOR REVIEW AND COMMENT

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HUDDERSFIELD

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BLOCK A
FIRST FLOOR GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	NOV'22	JC

Drawing No: 4217-RAM-ZZ-01-DR-S-00112
Rev: P02

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4217-RAM-ZZ-B1-DR-S-00160
4217-RAM-ZZ-00-DR-S-00161
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4217-RAM-ZZ-02-DR-S-00163
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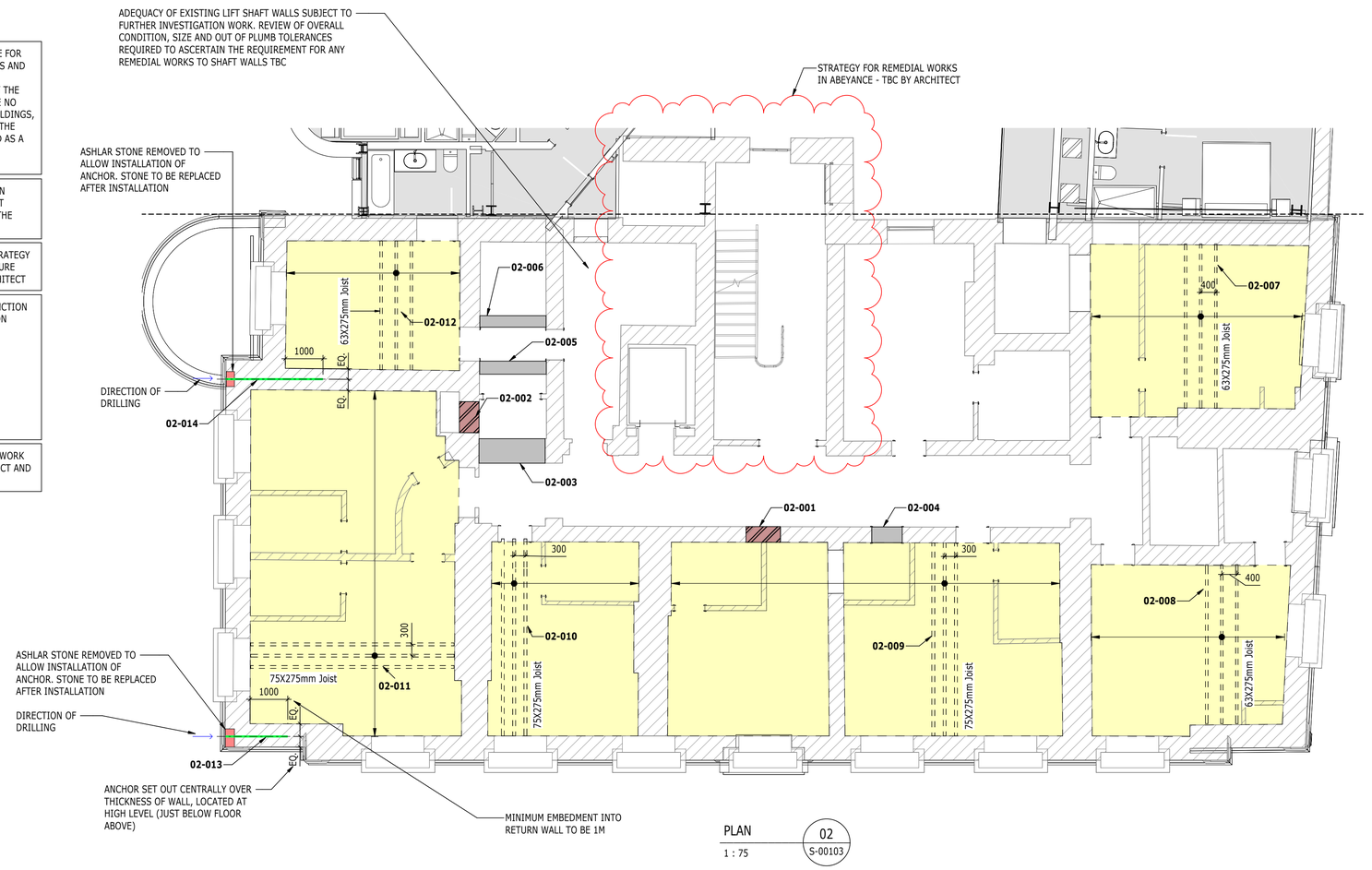
4217-RAM-ZZ-04-DR-S-00165
4217-RAM-ZZ-RF-DR-S-00166

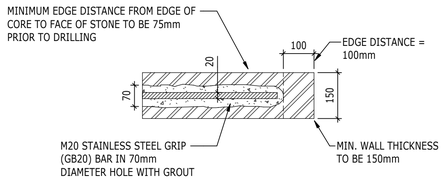
SIZE AND SETTING OUT OF ALL BUILDERSWORK OPENINGS TO BE CONFIRMED BY ARCHITECT AND MECHANICAL ENGINEER



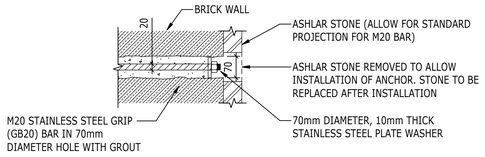
PLAN 02 S-00103
1 : 75

BLOCK A - LEVEL 02

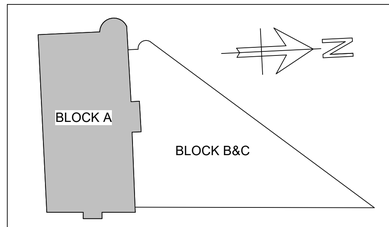
LEVEL 02 - BLOCK A STRUCTURAL INTERVENTION SCHEDULE		
REFERENCE	**DESCRIPTION OF INTERVENTION**	**APPLICABLE DETAIL**
02-001	MASONRY INFILL OF EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-S-00500
02-002	MASONRY INFILL OF EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-S-00500
02-003	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-S-00500
02-004	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-S-00500
02-005	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-S-00500
02-006	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-S-00560
02-007	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-S-00560
02-008	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-S-00560
02-009	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-S-00560
02-010	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-S-00560
02-011	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-S-00560
02-012	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-S-00560
02-013	CINTEC (O.E.A) ANCHOR AT LOCATION OF OUTWARD MOVEMENT OF WALL	
02-014	CINTEC (O.E.A) ANCHOR AT LOCATION OF OUTWARD MOVEMENT OF WALL	



TYPICAL ANCHOR EDGE DISTANCE RESTRICTIONS
(SCALE 1:10)



TYPICAL ANCHOR HEAD DETAIL
(SCALE 1:10)



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KEY TO SYMBOLS

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

S3 - FOR REVIEW AND COMMENT

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BLOCK A
SECOND FLOOR GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-02-DR-S-00113	P02

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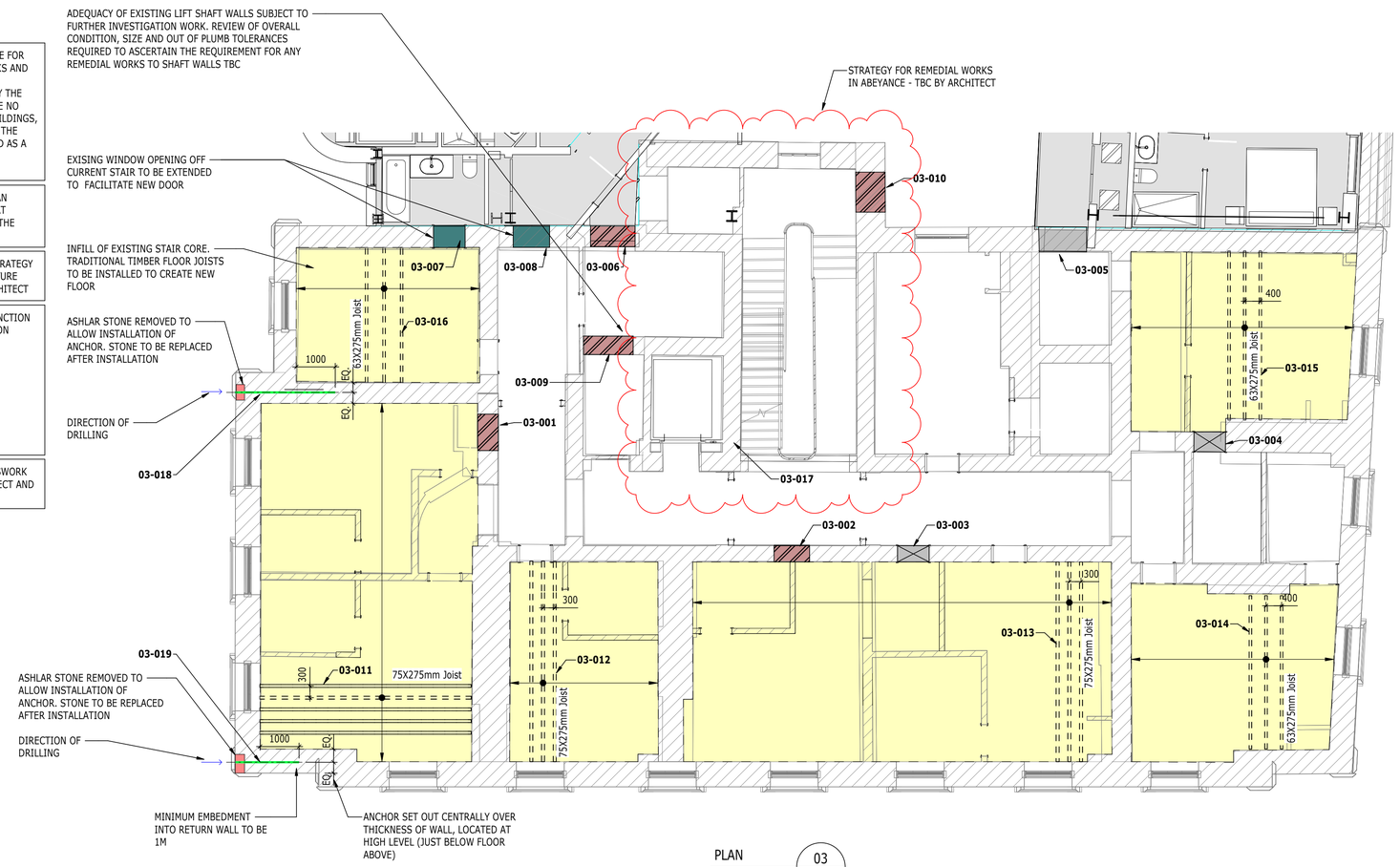
4217-RAM-ZZ-00-DR-S-00161
4217-RAM-ZZ-01-DR-S-00162
4217-RAM-ZZ-02-DR-S-00163
4217-RAM-ZZ-03-DR-S-00164
4217-RAM-ZZ-04-DR-S-00165
4217-RAM-ZZ-RF-DR-S-00166

SIZE AND SETTING OUT OF ALL BUILDERSWORK OPENINGS TO BE CONFIRMED BY ARCHITECT AND MECHANICAL ENGINEER

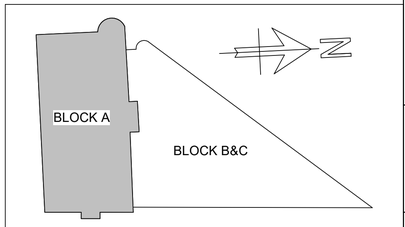


PLAN 03 S-00104
1 : 75
BLOCK A - LEVEL 03

FOR CINTEC ANCHOR DETAILS SEE DRAWING 4217-RAM-ZZ-02-DR-S-00113

LEVEL 03 - BLOCK A STRUCTURAL INTERVENTION SCHEDULE

REFERENCE	DESCRIPTION OF INTERVENTION	APPLICABLE DETAIL
03-001	MASONRY INFILL OF EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00500
03-002	MASONRY INFILL OF EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00500
03-003	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00500
03-004	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00500
03-005	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00500
03-006	MASONRY INFILL OF EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00500
03-007	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00500
03-008	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00500
03-009	MASONRY INFILL OF EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00500
03-010	MASONRY INFILL OF EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00500
03-011	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-XX-XX-DR-S-00560
03-012	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-XX-XX-DR-S-00560
03-013	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-XX-XX-DR-S-00560
03-014	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-XX-XX-DR-S-00560
03-015	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-XX-XX-DR-S-00560
03-016	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-XX-XX-DR-S-00560
03-017	LIFT WORKS TBC. ASSUME FULL REPLACEMENT OF MASONRY SHAFT WALLS REQUIRED.	TBC
03-018	CINTEC (O.E.A) ANCHOR AT LOCATION OF OUTWARD MOVEMENT OF WALL	4217-RAM-XX-02-DR-S-00113
03-019	CINTEC (O.E.A) ANCHOR AT LOCATION OF OUTWARD MOVEMENT OF WALL	4217-RAM-XX-02-DR-S-00113



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KEY TO SYMBOLS

- DENOTES NEW STRUCTURAL BEAM OVER OPENING
- DENOTES MASONRY INFILL TO EXISTING LOAD BEARING MASONRY WALL
- DENOTES NEW OPENING TO EXISTING LOAD BEARING MASONRY WALL
- DENOTES LOCATION OF PADSTONE. FOR DETAILS SEE DRAWING S-0000.
- DENOTES AREA OF NEW TIMBER FLOOR CONSTRUCTION. SEE PLAN FOR JOIST SIZES
- DENOTES AREA OF BASEMENT SLAB TO BE LOWERED
- DENOTES NEW OPENING AT LOCATION OF EXISTING WINDOW OPENING
- DENOTES EXISTING LOAD BEARING MASONRY WALL TO BE UNDERPINNED
- DENOTES TIE

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- INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION
- INDICATES A RESIDUAL RISK AS A WARNING

Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL
HUDDERSFIELD

RAMBOLL
tel 01244 311855 chester@ramboll.co.uk
www.ramboll.co.uk

BLOCK A
THIRD FLOOR GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	NOV'22	JC

Drawing No: 4217-RAM-ZZ-03-DR-S-00114
Rev: P02

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY STABILITY OF THE WORKS AND ANY OTHER BUILDINGS, STRUCTURES, EXCAVATIONS OR FEATURES AFFECTED BY THE WORKS. THE CONTRACTOR SHALL ENSURE NO PART OF THE WORKS AND ANY OTHER BUILDINGS, STRUCTURES OR FEATURES AFFECTED BY THE WORKS ARE OVERSTRESSED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.

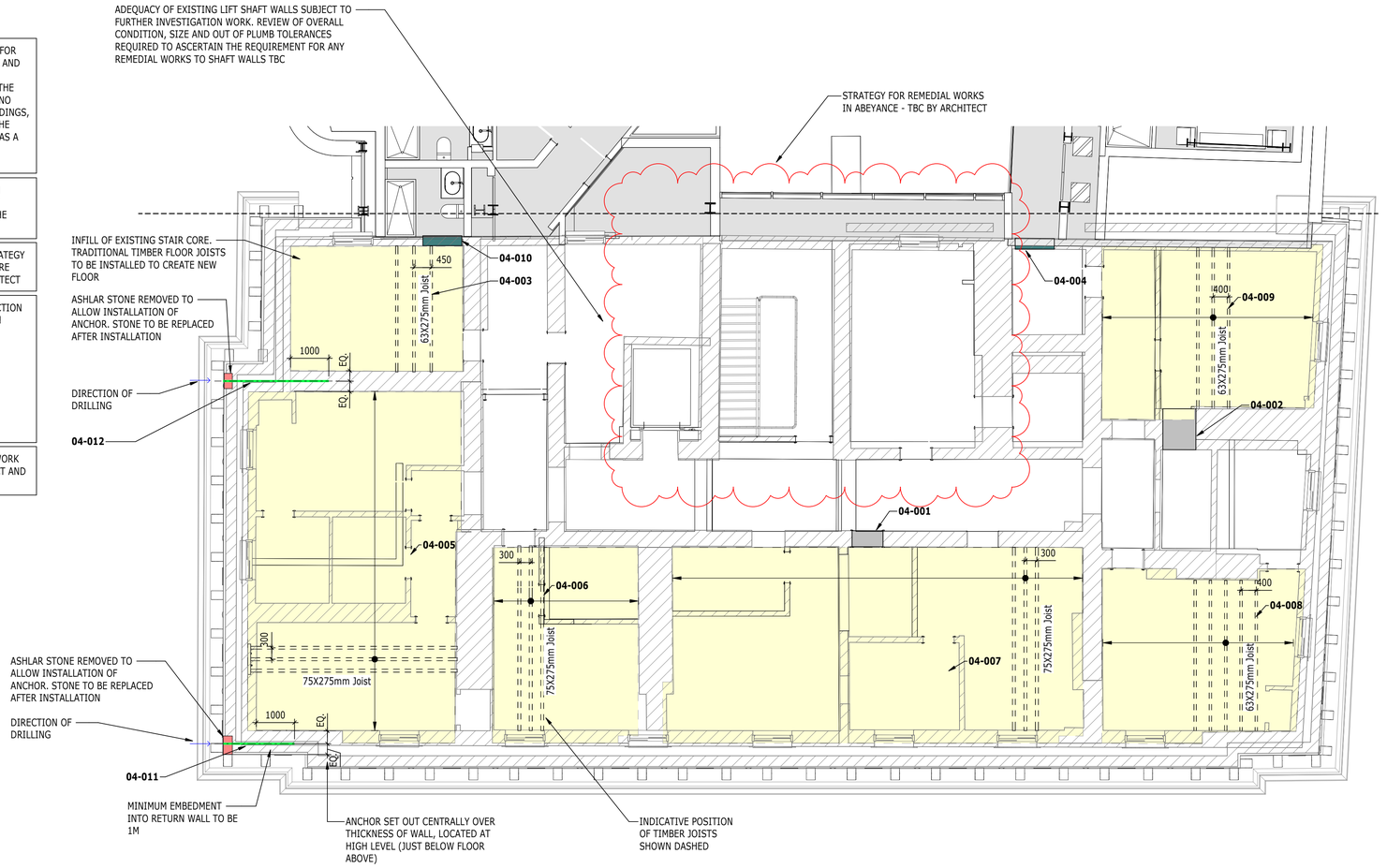
STRUCTURAL STEELWORK SHOWN ON PLAN INDICATIVELY. IT SHOULD BE NOTED THAT STEELWORK TO BE ABOVE THE LEVEL OF THE PROPOSED OPENING.

BASEMENT FLOOR SLAB REPLACEMENT STRATEGY AND ASSOCIATED WATERPOOFING/MOISTURE CONTROL TO BE CONFIRMED BY THE ARCHITECT

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT RAMBOLL DEMOLITION DRAWINGS:

4217-RAM-ZZ-B1-DR-S-00160
4217-RAM-ZZ-00-DR-S-00161
4217-RAM-ZZ-01-DR-S-00162
4217-RAM-ZZ-02-DR-S-00163
4217-RAM-ZZ-03-DR-S-00164
4217-RAM-ZZ-04-DR-S-00165
4217-RAM-ZZ-RF-DR-S-00166

SIZE AND SETTING OUT OF ALL BUILDERSWORK OPENINGS TO BE CONFIRMED BY ARCHITECT AND MECHANICAL ENGINEER



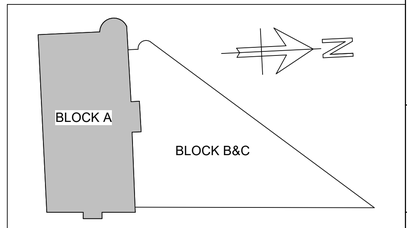
PLAN 04
1 : 75 S-00105

BLOCK A - LEVEL 04

FOR CINTEC ANCHOR DETAILS SEE DRAWING 4217-RAM-ZZ-02-DR-S-00113

LEVEL 04 - BLOCK A STRUCTURAL INTERVENTION SCHEDULE

REFERENCE	DESCRIPTION OF INTERVENTION	APPLICABLE DETAIL
04-001	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00560
04-002	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00560
04-003	NEW TIMBER FLOOR JOIST TO REPLACE EXISTING FLOOR JOIST CONSTRUCTION	4217-RAM-XX-XX-DR-S-00560
04-004	EXISTING WINDOW OPENING TO BE CONVERTED TO FULL HEIGHT DOOR OPENING	4217-RAM-XX-XX-DR-S-00500
04-005	NEW TIMBER FLOOR JOIST TO REPLACE EXISTING FLOOR JOIST CONSTRUCTION	4217-RAM-XX-XX-DR-S-00560
04-006	NEW TIMBER FLOOR JOIST TO REPLACE EXISTING FLOOR JOIST CONSTRUCTION	4217-RAM-XX-XX-DR-S-00560
04-007	NEW TIMBER FLOOR JOIST TO REPLACE EXISTING FLOOR JOIST CONSTRUCTION	4217-RAM-XX-XX-DR-S-00560
04-008	NEW TIMBER FLOOR JOIST TO REPLACE EXISTING FLOOR JOIST CONSTRUCTION	4217-RAM-XX-XX-DR-S-00560
04-009	NEW TIMBER FLOOR JOIST TO REPLACE EXISTING FLOOR JOIST CONSTRUCTION	4217-RAM-XX-XX-DR-S-00560
04-010	EXISTING WINDOW OPENING TO BE CONVERTED TO FULL HEIGHT DOOR OPENING	4217-RAM-XX-XX-DR-S-00500
04-011	CINTEC (O.E.A) ANCHOR AT LOCATION OF OUTWARD MOVEMENT OF WALL	4217-RAM-XX-02-DR-S-00113
04-012	CINTEC (O.E.A) ANCHOR AT LOCATION OF OUTWARD MOVEMENT OF WALL	4217-RAM-XX-02-DR-S-00113



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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL
HUDDERSFIELD

RAMBOLL
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BLOCK A
FOURTH FLOOR GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	NOV'22	JC

Drawing No: 4217-RAM-ZZ-04-DR-S-00115 Rev: P02

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4217-RAM-ZZ-00-DR-S-00161
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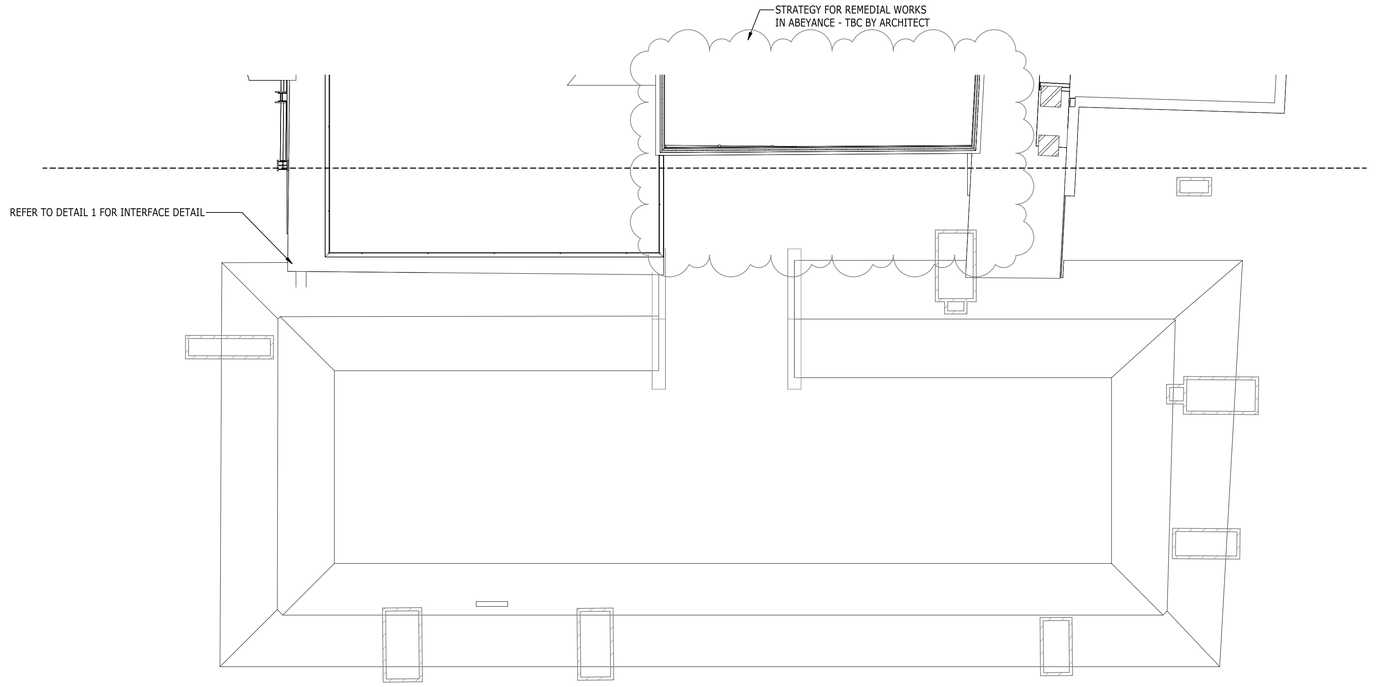
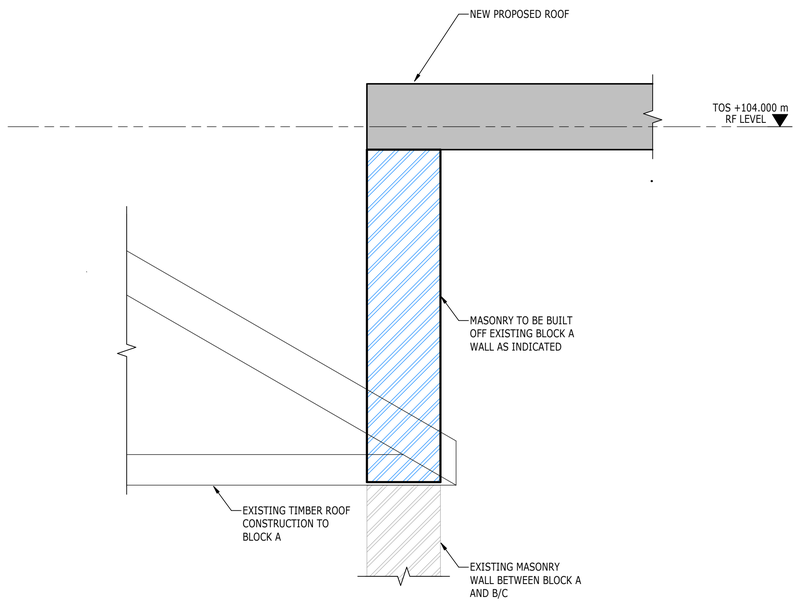
4217-RAM-ZZ-02-DR-S-00163
4217-RAM-ZZ-03-DR-S-00164
4217-RAM-ZZ-04-DR-S-00165
4217-RAM-ZZ-RF-DR-S-00166

SIZE AND SETTING OUT OF ALL BUILDERSWORK OPENINGS TO BE CONFIRMED BY ARCHITECT AND MECHANICAL ENGINEER



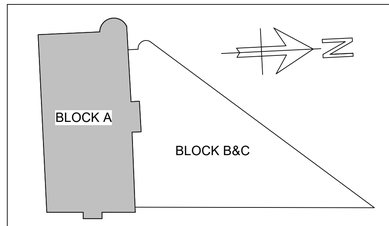
PLAN RF / 1 : 75 / S-00116

BLOCK A - RF LEVEL



DETAIL 1 / 1 : 10

TYPICAL DETAIL AT BLOCK A ROOF INTERFACE



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P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL
HUDDERSFIELD

RAMBOLL
tel 01244 311855 chester@ramboll.co.uk
www.ramboll.co.uk

BLOCK A ROOF GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	NOV'22	JC

Drawing No: 4217-RAM-ZZ-04-DR-S-00116 Rev: P02

PLAN 1 : 100 — 1 / S-00110

LP-LEVEL B1

UNFACTORED VARIABLE LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	CIRCULATION	4.0
	BEDROOMS	2.0+1.0 (PARTITIONS) = 3.0
	KITCHENS	3.0
	DINING/BANQUET HALL	5.0
	WALKWAYS (2-WAY PEDESTRIAN TRAFFIC)	5.0
	STORAGE SPACE	5.0
	ROOF LOADING (MAINTENANCE ACCESS ONLY)	0.6
	PLANT LOADING	7.5
	GENERAL USE - STAFF CHANGING	2.5
	GENERAL USE - COMMS	3.0
	GYM	5.0
	GENERAL USE	2.5
	WATER TANK LOADING	TBC

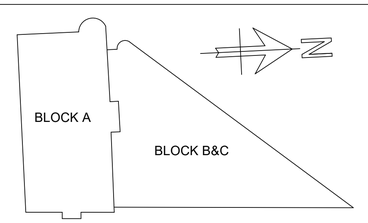
UNFACTORED SUPERIMPOSED DEAD LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	NEW BASEMENT FLOOR	75mm thk SCREED = 1.9 INSULATION & DRAINED CAVITY SYSTEM = 0.5kN/m LOWER SCREED = 1.9
	TYPICAL FLOOR BUILDUP	75mm SCREED = 1.9 ALLOW FOR CEILING & SERVICES = 0.5 TOTAL = 2.4
	TYPICAL WALKWAY	ALLOWANCE = 1.0
	TYPICAL TIMBER FLOOR (BLOCK A)	TIMBER FLOOR BOARDS = 0.21 15MM ACOUSTIC MATTING = 0.120 CEMENT PARTICLE BOARD (28MM) = 0.09 SERVICES = 0.15 INSULATION = 0.02 LATH AND PLASTER = 0.5 TOTAL = 1.09
	TYPICAL ROOF BUILDUP	NEW ROOF SYSTEM = 1.15 BLUE ROOF = 1.0 CEILING AND SERVICES = 0.5 TOTAL = 2.65
	STAIR CORE (OVERRUN) ROOF BUILDUP	ALLOWANCE = 1.0
	EXISTING BASEMENT FLOOR	TBC

LINE LOADS

PATTERN	DESCRIPTION	LOAD kN/m
	BALUSTRADE	VERTICAL LOAD = 1.0 VARIABLE HORIZONTAL LOAD (1.2m ABOVE F.F.L.) = 0.74
	ATRIUM ROOF	TBC BY SPECIALIST
	FACADE	ALLOWANCE = 5.0
	PLANT SCREEN	ALLOWANCE = 1.5
	STAIR FOOTING	ALLOWANCE = 15.0

ALL DEAD AND SUPERDEAD LOADS ARE PRELIMINARY AND ARE TO BE CONFIRMED BY THE CONTRACTOR TO SUIT FINAL FINISHES AND ELEVATION DETAILS AND OTHER SECONDARY SYSTEMS.



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P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL
HUDDERSFIELD

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tel 01244 311855 chester@ramboll.co.uk
www.ramboll.co.uk

LOADING PLAN
BASEMENT LEVEL

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-B1-DR-S-00170 Rev: P02

PLAN 1 (S-00205)
1 : 100

LP-LEVEL 00

UNFACTORED VARIABLE LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	CIRCULATION	4.0
	BEDROOMS	2.0+1.0 (PARTITIONS) = 3.0
	KITCHENS	3.0
	DINING/BANQUET HALL	5.0
	WALKWAYS (2-WAY PEDESTRIAN TRAFFIC)	5.0
	STORAGE SPACE	5.0
	ROOF LOADING (MAINTENANCE ACCESS ONLY)	0.6
	PLANT LOADING	7.5
	GENERAL USE - STAFF CHANGING	2.5
	GENERAL USE - COMMS	3.0
	GYM	5.0
	GENERAL USE	2.5
	WATER TANK LOADING	TBC

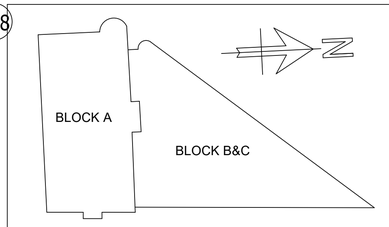
UNFACTORED SUPERIMPOSED DEAD LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	NEW BASEMENT FLOOR	75mm thk SCREED = 1.9 INSULATION & DRAINED CAVITY SYSTEM = 0.5kN/m LOWER SCREED = 1.9
	TYPICAL FLOOR BUILDUP	75mm SCREED = 1.9 ALLOW FOR CEILING & SERVICES = 0.5 TOTAL = 2.4
	TYPICAL WALKWAY	ALLOWANCE = 1.0
	TYPICAL TIMBER FLOOR (BLOCK A)	TIMBER FLOOR BOARDS = 0.21 15MM ACOUSTIC MATTING = 0.120 CEMENT PARTICLE BOARD (28MM) = 0.09 SERVICES = 0.15 INSULATION = 0.02 LATH AND PLASTER = 0.5 TOTAL = 1.09
	TYPICAL ROOF BUILDUP	NEW ROOF SYSTEM = 1.15 BLUE ROOF = 1.0 CEILING AND SERVICES = 0.5 TOTAL = 2.65
	STAIR CORE (OVERRUN) ROOF BUILDUP	ALLOWANCE = 1.0
	EXISTING BASEMENT FLOOR	TBC

LINE LOADS

PATTERN	DESCRIPTION	LOAD kN/m
	BALUSTRADE	VERTICAL LOAD = 1.0 VARIABLE HORIZONTAL LOAD (1.2m ABOVE F.F.L.) = 0.74
	ATRIUM ROOF	TBC BY SPECIALIST
	FACADE	ALLOWANCE = 5.0
	PLANT SCREEN	ALLOWANCE = 1.5
	STAIR FOOTING	ALLOWANCE = 15.0

ALL DEAD AND SUPERDEAD LOADS ARE PRELIMINARY AND ARE TO BE CONFIRMED BY THE CONTRACTOR TO SUIT FINAL FINISHES AND ELEVATION DETAILS AND OTHER SECONDARY SYSTEMS.



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S3 - FOR REVIEW AND COMMENT

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LOADING PLAN GROUND FLOOR

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-00-DR-S-00171
Rev: P02

PLAN 1 (S-00206)
1 : 100
LP-LEVEL 01

UNFACTORED VARIABLE LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	CIRCULATION	4.0
	BEDROOMS	2.0+1.0 (PARTITIONS) = 3.0
	KITCHENS	3.0
	DINING/BANQUET HALL	5.0
	WALKWAYS (2-WAY PEDESTRIAN TRAFFIC)	5.0
	STORAGE SPACE	5.0
	ROOF LOADING (MAINTENANCE ACCESS ONLY)	0.6
	PLANT LOADING	7.5
	GENERAL USE - STAFF CHANGING	2.5
	GENERAL USE - COMMS	3.0
	GYM	5.0
	GENERAL USE	2.5
	WATER TANK LOADING	TBC

UNFACTORED SUPERIMPOSED DEAD LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	NEW BASEMENT FLOOR	75mm thk SCREED = 1.9 INSULATION & DRAINED CAVITY SYSTEM = 0.5kN/m LOWER SCREED = 1.9
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	TYPICAL WALKWAY	ALLOWANCE = 1.0
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	STAIR CORE (OVERRUN) ROOF BUILDUP	ALLOWANCE = 1.0
	EXISTING BASEMENT FLOOR	TBC

LINE LOADS

PATTERN	DESCRIPTION	LOAD kN/m
	BALUSTRADE	VERTICAL LOAD = 1.0 VARIABLE HORIZONTAL LOAD (1.2m ABOVE F.F.L.) = 0.74
	ATRIUM ROOF	TBC BY SPECIALIST
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	PLANT SCREEN	ALLOWANCE = 1.5
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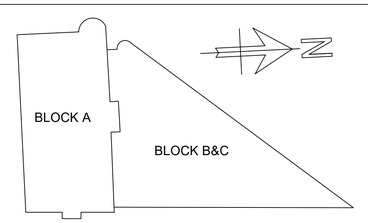

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

S3 - FOR REVIEW AND COMMENT

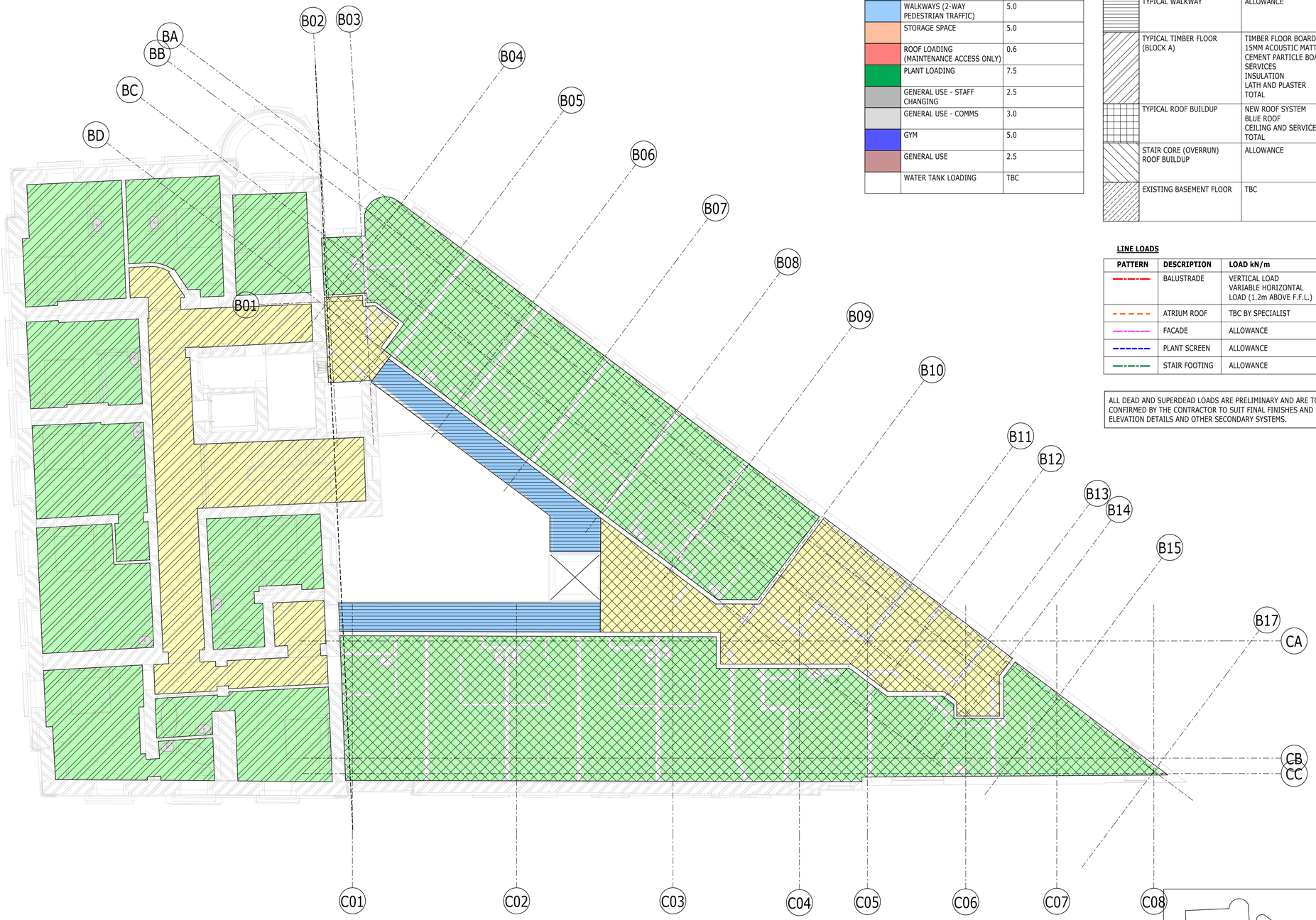
THE GEORGE HOTEL
HUDDERSFIELD

RAMBOLL
tel 01244 311855 chester@ramboll.co.uk
www.ramboll.co.uk

LOADING PLAN
FIRST FLOOR

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-01-DR-S-00172
Rev: P02



PLAN 1 (S-00300)
1 : 100

LP-LEVEL 02

UNFACTORED VARIABLE LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	CIRCULATION	4.0
	BEDROOMS	2.0+1.0 (PARTITIONS) = 3.0
	KITCHENS	3.0
	DINING/BANQUET HALL	5.0
	WALKWAYS (2-WAY PEDESTRIAN TRAFFIC)	5.0
	STORAGE SPACE	5.0
	ROOF LOADING (MAINTENANCE ACCESS ONLY)	0.6
	PLANT LOADING	7.5
	GENERAL USE - STAFF CHANGING	2.5
	GENERAL USE - COMMS	3.0
	GYM	5.0
	GENERAL USE	2.5
	WATER TANK LOADING	TBC

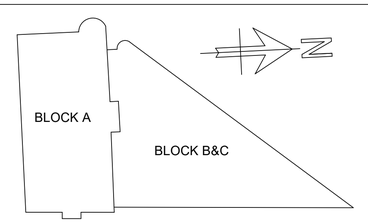
UNFACTORED SUPERIMPOSED DEAD LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	NEW BASEMENT FLOOR	75mm thk SCREED = 1.9 INSULATION & DRAINED CAVITY SYSTEM = 0.5kN/m LOWER SCREED = 1.9
	TYPICAL FLOOR BUILDUP	75mm SCREED = 1.9 ALLOW FOR CEILING & SERVICES = 0.5 TOTAL = 2.4
	TYPICAL WALKWAY	ALLOWANCE = 1.0
	TYPICAL TIMBER FLOOR (BLOCK A)	TIMBER FLOOR BOARDS = 0.21 15MM ACOUSTIC MATTING = 0.120 CEMENT PARTICLE BOARD (28MM) = 0.09 SERVICES = 0.15 INSULATION = 0.02 LATH AND PLASTER = 0.5 TOTAL = 1.09
	TYPICAL ROOF BUILDUP	NEW ROOF SYSTEM = 1.15 BLUE ROOF = 1.0 CEILING AND SERVICES = 0.5 TOTAL = 2.65
	STAIR CORE (OVERRUN) ROOF BUILDUP	ALLOWANCE = 1.0
	EXISTING BASEMENT FLOOR	TBC

LINE LOADS

PATTERN	DESCRIPTION	LOAD kN/m
	BALUSTRADE	VERTICAL LOAD = 1.0 VARIABLE HORIZONTAL LOAD (1.2m ABOVE F.F.L.) = 0.74
	ATRIUM ROOF	TBC BY SPECIALIST
	FACADE	ALLOWANCE = 5.0
	PLANT SCREEN	ALLOWANCE = 1.5
	STAIR FOOTING	ALLOWANCE = 15.0

ALL DEAD AND SUPERDEAD LOADS ARE PRELIMINARY AND ARE TO BE CONFIRMED BY THE CONTRACTOR TO SUIT FINAL FINISHES AND ELEVATION DETAILS AND OTHER SECONDARY SYSTEMS.



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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL
HUDDERSFIELD

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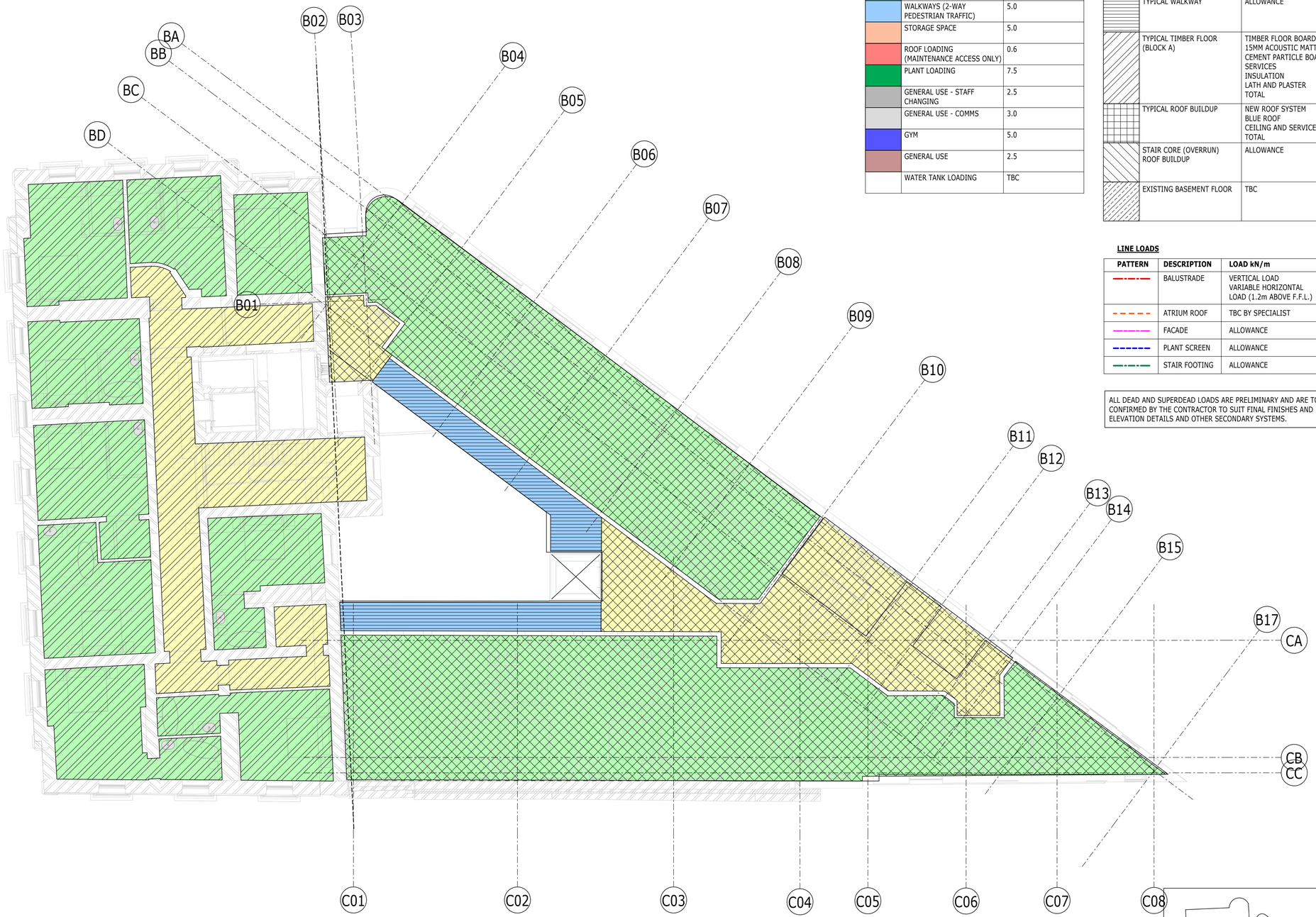
LOADING PLAN SECOND FLOOR

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-02-DR-S-00173
Rev: P02



PLAN 1 : 100 — 1 / S-00300

LP-LEVEL 03

UNFACTORED VARIABLE LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	CIRCULATION	4.0
	BEDROOMS	2.0+1.0 (PARTITIONS) = 3.0
	KITCHENS	3.0
	DINING/BANQUET HALL	5.0
	WALKWAYS (2-WAY PEDESTRIAN TRAFFIC)	5.0
	STORAGE SPACE	5.0
	ROOF LOADING (MAINTENANCE ACCESS ONLY)	0.6
	PLANT LOADING	7.5
	GENERAL USE - STAFF CHANGING	2.5
	GENERAL USE - COMMS	3.0
	GYM	5.0
	GENERAL USE	2.5
	WATER TANK LOADING	TBC

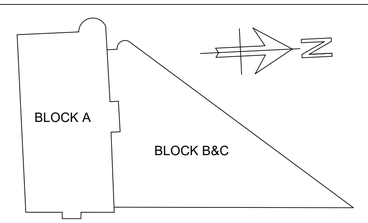
UNFACTORED SUPERIMPOSED DEAD LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	NEW BASEMENT FLOOR	75mm thk SCREED = 1.9 INSULATION & DRAINED CAVITY SYSTEM = 0.5kN/m LOWER SCREED = 1.9
	TYPICAL FLOOR BUILDUP	75mm SCREED = 1.9 ALLOW FOR CEILING & SERVICES = 0.5 TOTAL = 2.4
	TYPICAL WALKWAY	ALLOWANCE = 1.0
	TYPICAL TIMBER FLOOR (BLOCK A)	TIMBER FLOOR BOARDS = 0.21 15MM ACOUSTIC MATTING = 0.120 CEMENT PARTICLE BOARD (28MM) = 0.09 SERVICES = 0.15 INSULATION = 0.02 LATH AND PLASTER = 0.5 TOTAL = 1.09
	TYPICAL ROOF BUILDUP	NEW ROOF SYSTEM = 1.15 BLUE ROOF = 1.0 CEILING AND SERVICES = 0.5 TOTAL = 2.65
	STAIR CORE (OVERRUN) ROOF BUILDUP	ALLOWANCE = 1.0
	EXISTING BASEMENT FLOOR	TBC

LINE LOADS

PATTERN	DESCRIPTION	LOAD kN/m
	BALUSTRADE	VERTICAL LOAD = 1.0 VARIABLE HORIZONTAL LOAD (1.2m ABOVE F.F.L.) = 0.74
	ATRIUM ROOF	TBC BY SPECIALIST
	FACADE	ALLOWANCE = 5.0
	PLANT SCREEN	ALLOWANCE = 1.5
	STAIR FOOTING	ALLOWANCE = 15.0

ALL DEAD AND SUPERDEAD LOADS ARE PRELIMINARY AND ARE TO BE CONFIRMED BY THE CONTRACTOR TO SUIT FINAL FINISHES AND ELEVATION DETAILS AND OTHER SECONDARY SYSTEMS.



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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL
HUDDERSFIELD

RAMBOLL
tel 01244 311855 chester@ramboll.co.uk
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LOADING PLAN
THIRD FLOOR

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-03-DR-S-00174 Rev: P02

PLAN 1 : 100 — 1 / S-00300

LP-LEVEL 04

UNFACTORED VARIABLE LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	CIRCULATION	4.0
	BEDROOMS	2.0+1.0 (PARTITIONS) = 3.0
	KITCHENS	3.0
	DINING/BANQUET HALL	5.0
	WALKWAYS (2-WAY PEDESTRIAN TRAFFIC)	5.0
	STORAGE SPACE	5.0
	ROOF LOADING (MAINTENANCE ACCESS ONLY)	0.6
	PLANT LOADING	7.5
	GENERAL USE - STAFF CHANGING	2.5
	GENERAL USE - COMMS	3.0
	GYM	5.0
	GENERAL USE	2.5
	WATER TANK LOADING	TBC

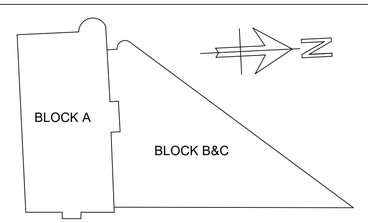
UNFACTORED SUPERIMPOSED DEAD LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	NEW BASEMENT FLOOR	75mm thk SCREED = 1.9 INSULATION & DRAINED CAVITY SYSTEM = 0.5kN/m LOWER SCREED = 1.9
	TYPICAL FLOOR BUILDUP	75mm SCREED = 1.9 ALLOW FOR CEILING & SERVICES = 0.5 TOTAL = 2.4
	TYPICAL WALKWAY	ALLOWANCE = 1.0
	TYPICAL TIMBER FLOOR (BLOCK A)	TIMBER FLOOR BOARDS = 0.21 15MM ACOUSTIC MATTING = 0.120 CEMENT PARTICLE BOARD (28MM) = 0.09 SERVICES = 0.15 INSULATION = 0.02 LATH AND PLASTER = 0.5 TOTAL = 1.09
	TYPICAL ROOF BUILDUP	NEW ROOF SYSTEM = 1.15 BLUE ROOF = 1.0 CEILING AND SERVICES = 0.5 TOTAL = 2.65
	STAIR CORE (OVERRUN) ROOF BUILDUP	ALLOWANCE = 1.0
	EXISTING BASEMENT FLOOR	TBC

LINE LOADS

PATTERN	DESCRIPTION	LOAD kN/m
	BALUSTRADE	VERTICAL LOAD = 1.0 VARIABLE HORIZONTAL LOAD (1.2m ABOVE F.F.L.) = 0.74
	ATRIUM ROOF	TBC BY SPECIALIST
	FACADE	ALLOWANCE = 5.0
	PLANT SCREEN	ALLOWANCE = 1.5
	STAIR FOOTING	ALLOWANCE = 15.0

ALL DEAD AND SUPERDEAD LOADS ARE PRELIMINARY AND ARE TO BE CONFIRMED BY THE CONTRACTOR TO SUIT FINAL FINISHES AND ELEVATION DETAILS AND OTHER SECONDARY SYSTEMS.



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Rev	Description	Date	By / Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC / AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC / AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL
HUDDERSFIELD

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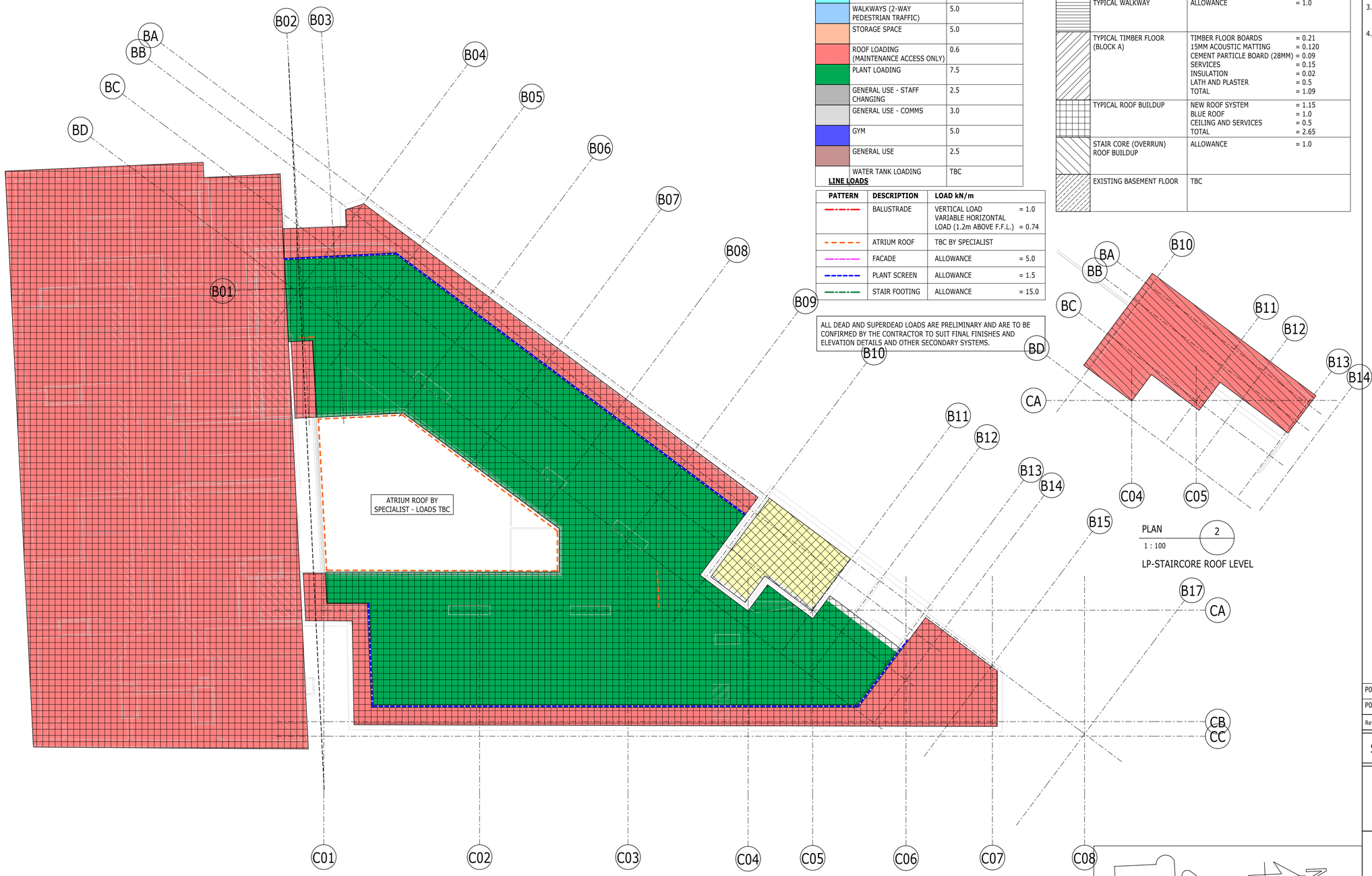
LOADING PLAN
FOURTH FLOOR

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-04-DR-S-00175

Rev: P02



PLAN 1 (S-00116)
1 : 100
LP-RF LEVEL

PLAN 2
1 : 100
LP-STAIRCORE ROOF LEVEL

UNFACTORED VARIABLE LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	CIRCULATION	4.0
	BEDROOMS	2.0+1.0 (PARTITIONS) = 3.0
	KITCHENS	3.0
	DINING/BANQUET HALL	5.0
	WALKWAYS (2-WAY PEDESTRIAN TRAFFIC)	5.0
	STORAGE SPACE	5.0
	ROOF LOADING (MAINTENANCE ACCESS ONLY)	0.6
	PLANT LOADING	7.5
	GENERAL USE - STAFF CHANGING	2.5
	GENERAL USE - COMMS	3.0
	GYM	5.0
	GENERAL USE	2.5
	WATER TANK LOADING	TBC

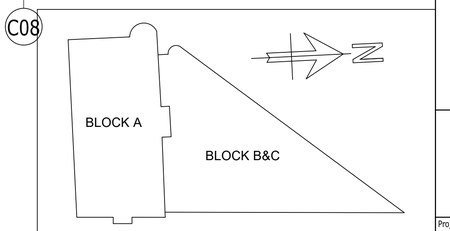
LINE LOADS

PATTERN	DESCRIPTION	LOAD kN/m	
	BALUSTRADE	VERTICAL LOAD VARIABLE HORIZONTAL LOAD (1.2m ABOVE F.F.L.)	= 1.0 = 0.74
	ATRIUM ROOF	TBC BY SPECIALIST	
	FACADE	ALLOWANCE	= 5.0
	PLANT SCREEN	ALLOWANCE	= 1.5
	STAIR FOOTING	ALLOWANCE	= 15.0

ALL DEAD AND SUPERDEAD LOADS ARE PRELIMINARY AND ARE TO BE CONFIRMED BY THE CONTRACTOR TO SUIT FINAL FINISHES AND ELEVATION DETAILS AND OTHER SECONDARY SYSTEMS.

UNFACTORED SUPERIMPOSED DEAD LOAD

PATTERN	DESCRIPTION	LOAD kN/m²	
	NEW BASEMENT FLOOR	75mm thk SCREED INSULATION & DRAINED CAVITY SYSTEM = 0.5kN/m LOWER SCREED	= 1.9 = 1.9
	TYPICAL FLOOR BUILDUP	75mm SCREED ALLOW FOR CEILING & SERVICES TOTAL	= 1.9 = 0.5 = 2.4
	TYPICAL WALKWAY	ALLOWANCE	= 1.0
	TYPICAL TIMBER FLOOR (BLOCK A)	TIMBER FLOOR BOARDS 15MM ACOUSTIC MATTING CEMENT PARTICLE BOARD (28MM) SERVICES INSULATION LATH AND PLASTER TOTAL	= 0.21 = 0.120 = 0.09 = 0.15 = 0.02 = 0.5 = 1.09
	TYPICAL ROOF BUILDUP	NEW ROOF SYSTEM BLUE ROOF CEILING AND SERVICES TOTAL	= 1.15 = 1.0 = 0.5 = 2.65
	STAIR CORE (OVERRUN) ROOF BUILDUP	ALLOWANCE	= 1.0
	EXISTING BASEMENT FLOOR	TBC	



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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL HUDDERSFIELD

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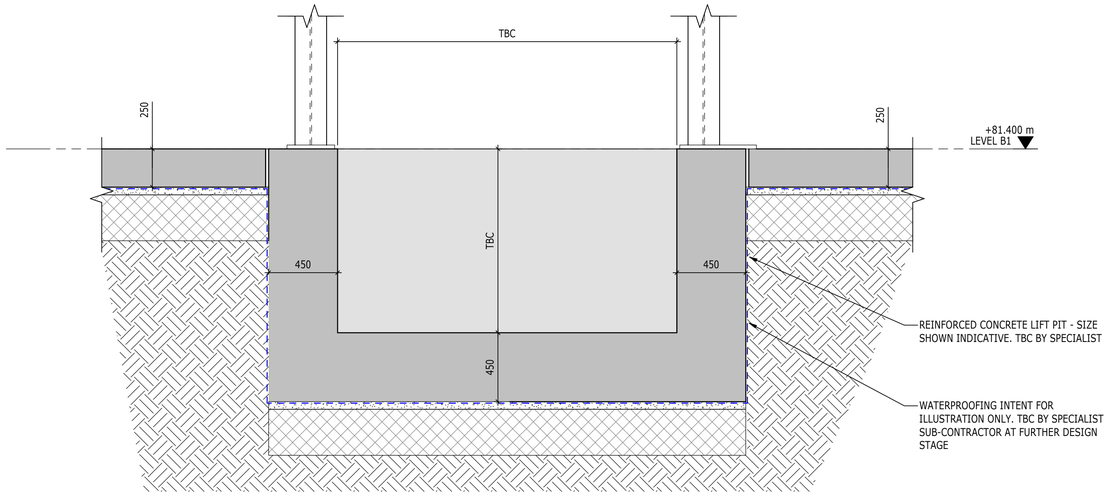
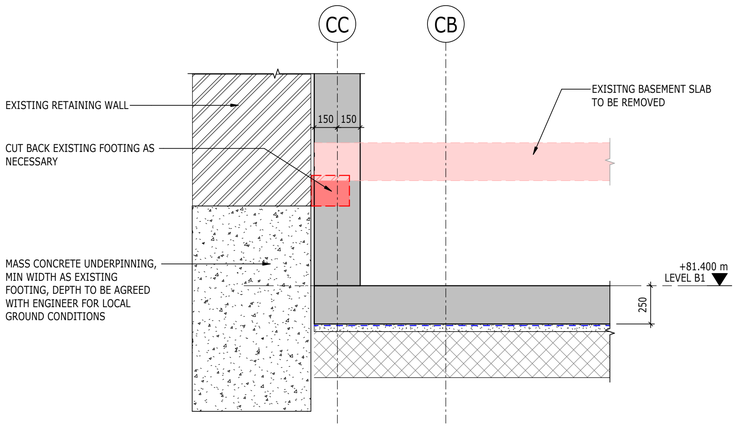
LOADING PLAN ROOF LEVEL

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

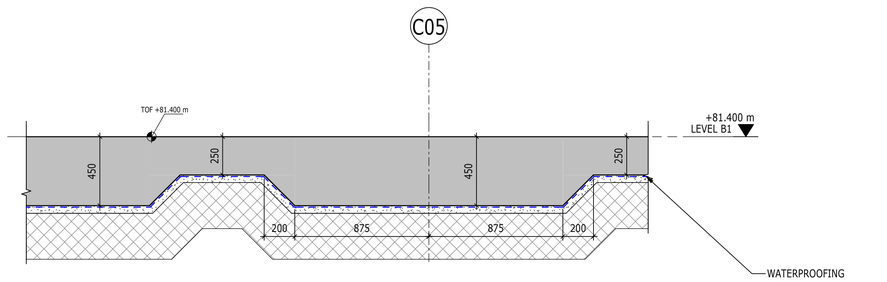
Drawing No: 4217-RAM-ZZ-RF-DR-S-00176
Rev: P02



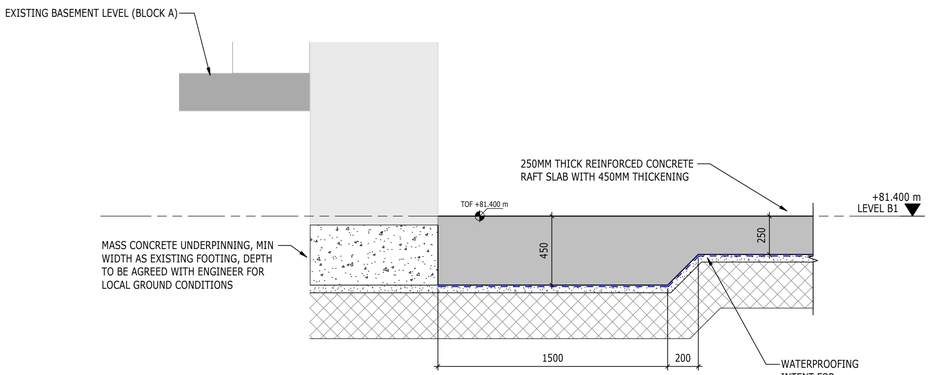
SECTION B1 / S-00100
1 : 20



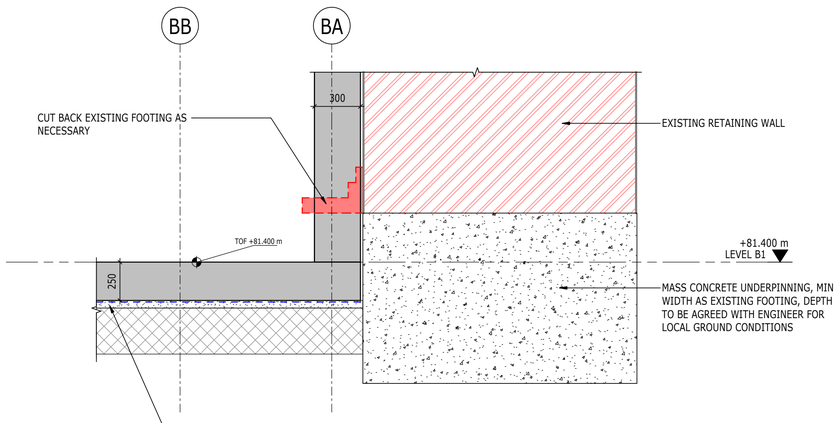
SECTION B2 / S-00100
1 : 20



SECTION B3 / S-00100
1 : 20



SECTION B4 / S-00100
1 : 20



SECTION B5 / S-00100
1 : 20

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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL
HUDDERSFIELD

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tel 01244 311855 chester@ramboll.co.uk
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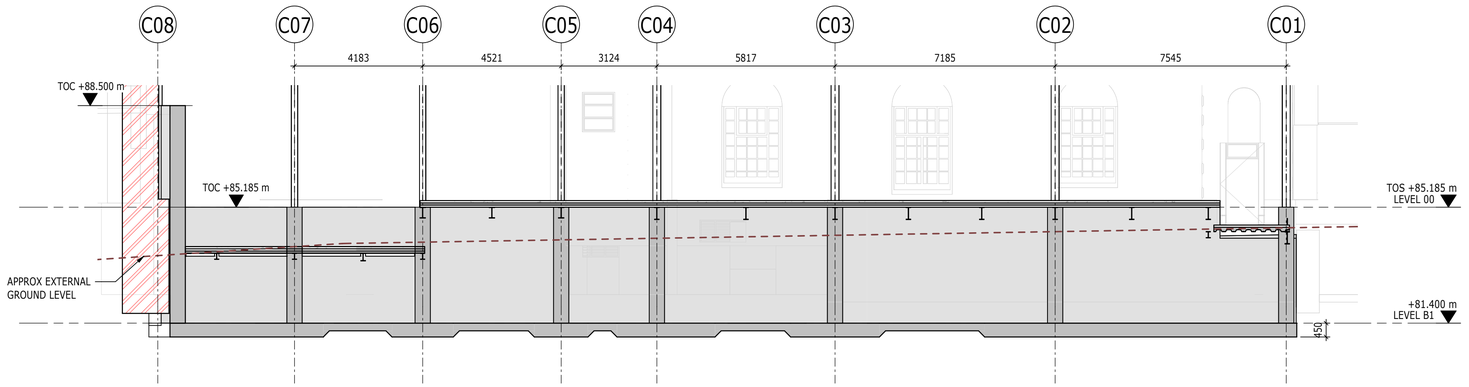
FOUNDATION SECTIONS & DETAILS

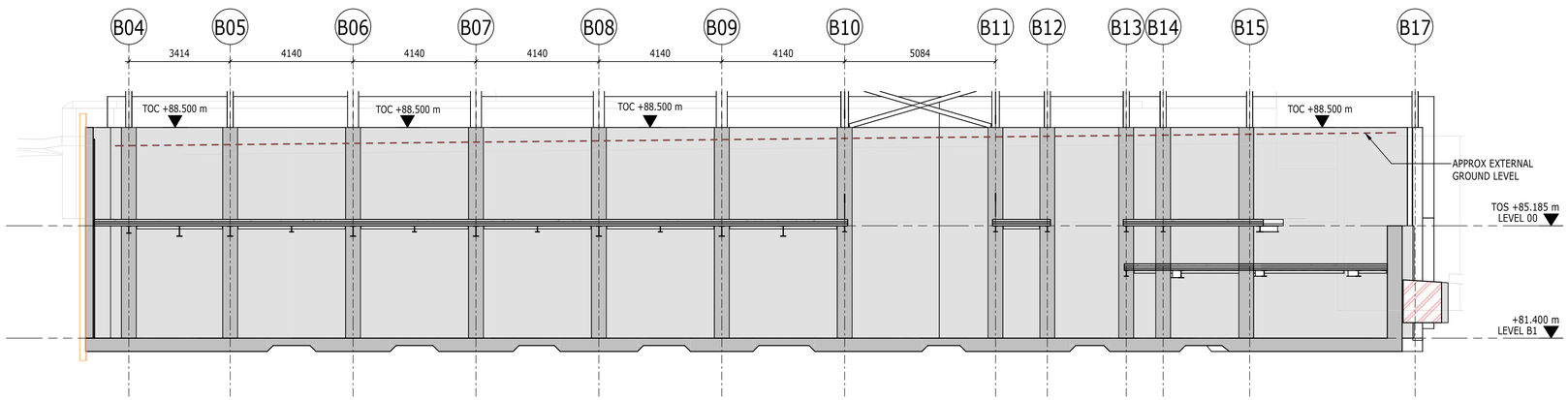
Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 20	NOV'22	JC

Drawing No: 4217-RAM-ZZ-FN-DR-S-00200
Rev: P02



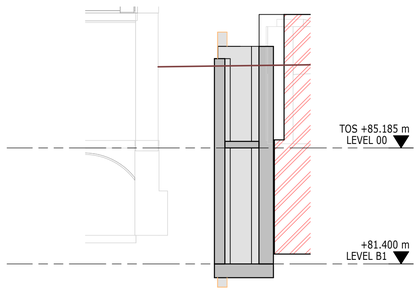
ELEVATION A
1 : 100
S-00205

BASEMENT RETAINING
WALL ELEVATION A



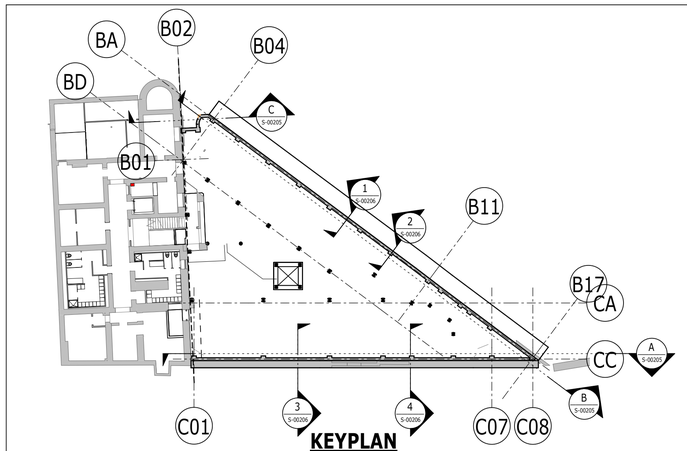
ELEVATION B
1 : 100
S-00205

BASEMENT RETAINING
WALL ELEVATION B



ELEVATION C
1 : 100
S-00205

BASEMENT RETAINING
WALL ELEVATION C



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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL
HUDDERSFIELD

RAMBOLL
tel 01244 311855 chester@ramboll.co.uk
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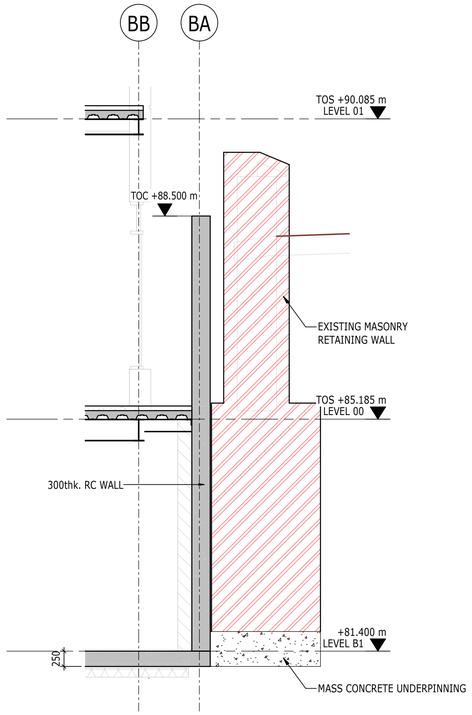
RETAINING WALL
ELEVATIONS

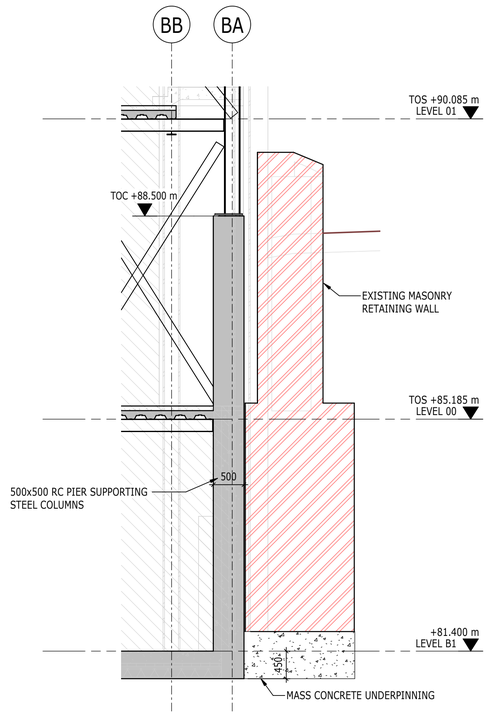
Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00205	P02



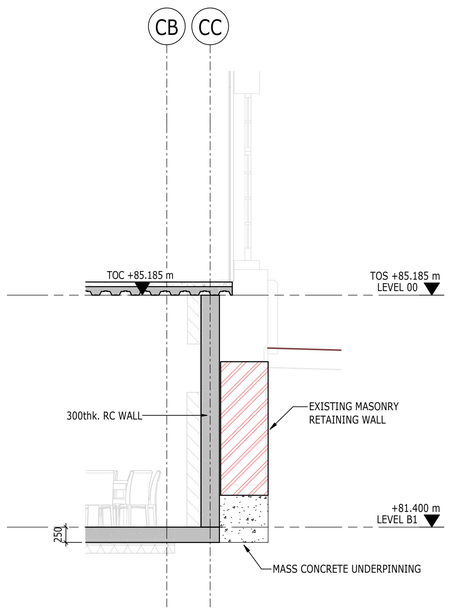
SECTION 1 / S-00205
1 : 50

BASEMENT RETAINING
WALL SECTION 1



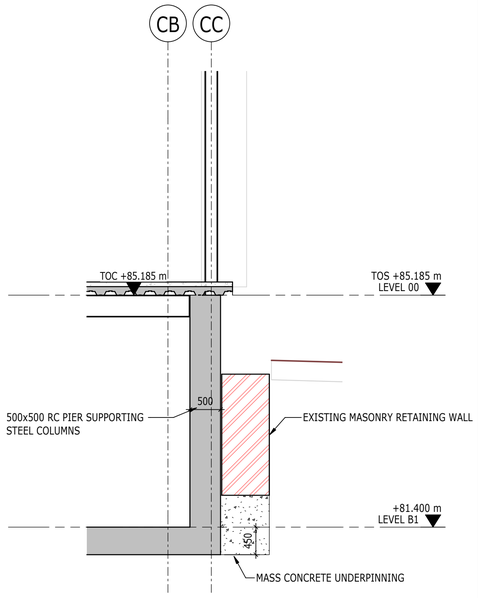
SECTION 2 / S-00205
1 : 50

BASEMENT RETAINING
WALL SECTION 2



SECTION 3 / S-00205
1 : 50

BASEMENT RETAINING
WALL SECTION 3



SECTION 4 / S-00205
1 : 50

BASEMENT RETAINING
WALL SECTION 4

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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HUDDERSFIELD

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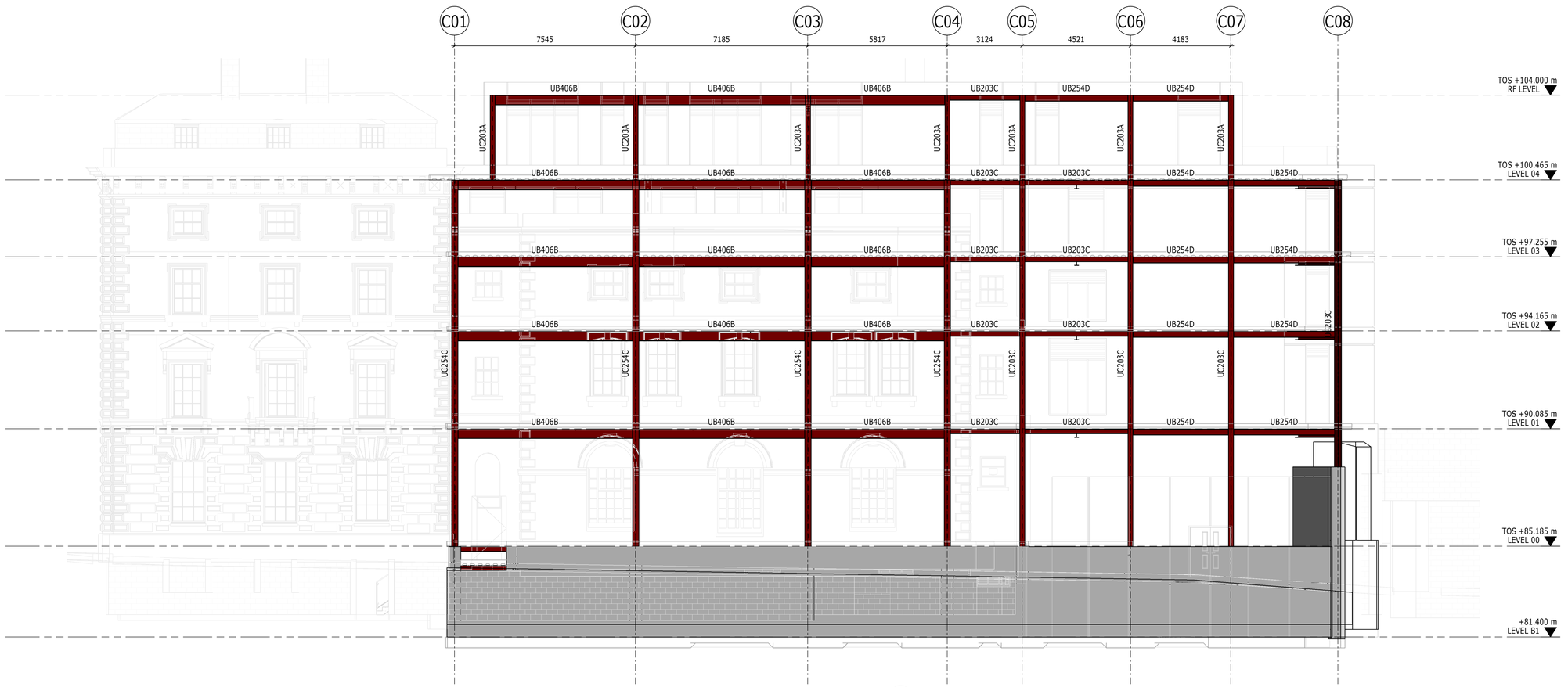
RETAINING WALL SECTIONS & DETAILS

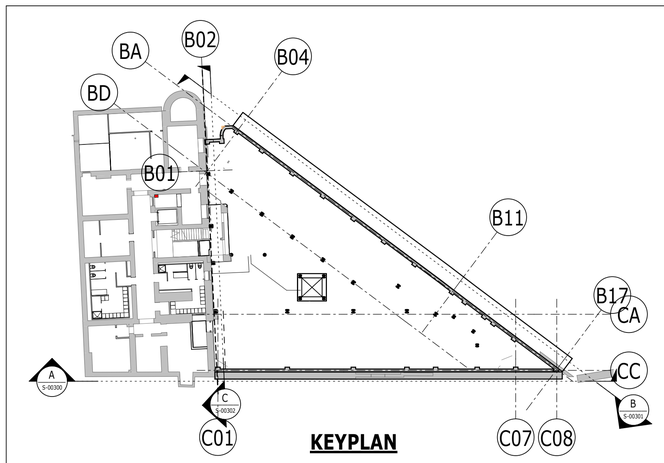
Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 50	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00206	P02



ELEVATION A
1 : 100 S-00300

BUILDING ELEVATION A



KEYPLAN

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6. FOR MEMBER SCHEDULES REFER TO DRAWING No. 4217-RAM-ZZ-XX-DR-S-0015 & S-0016
7. SEPERATE ALLOWANCES TO BE MADE FOR THE FOLLOWING:
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   - FACADE FIXINGS
   - TRANSFER BEAMS
   - STIFFENER PLATES AROUND BEAM WEB OPENINGS
   - STEEL COLUMNS

INABEYANCE / TO BE CONFIRMED

- BUILDERSWORK HOLES
- UPSTANDS
- MOMENT CONNECTION
- OPTIMISATION OF STEELWORK FOR FIRE DESIGN

THESE NOTES ARE BASED ON THE USE OF EXPERIENCED AND COMPETENT CONTRACTORS CARRYING OUT THE WORK USING AN APPROVED SAFE METHOD OF WORKING

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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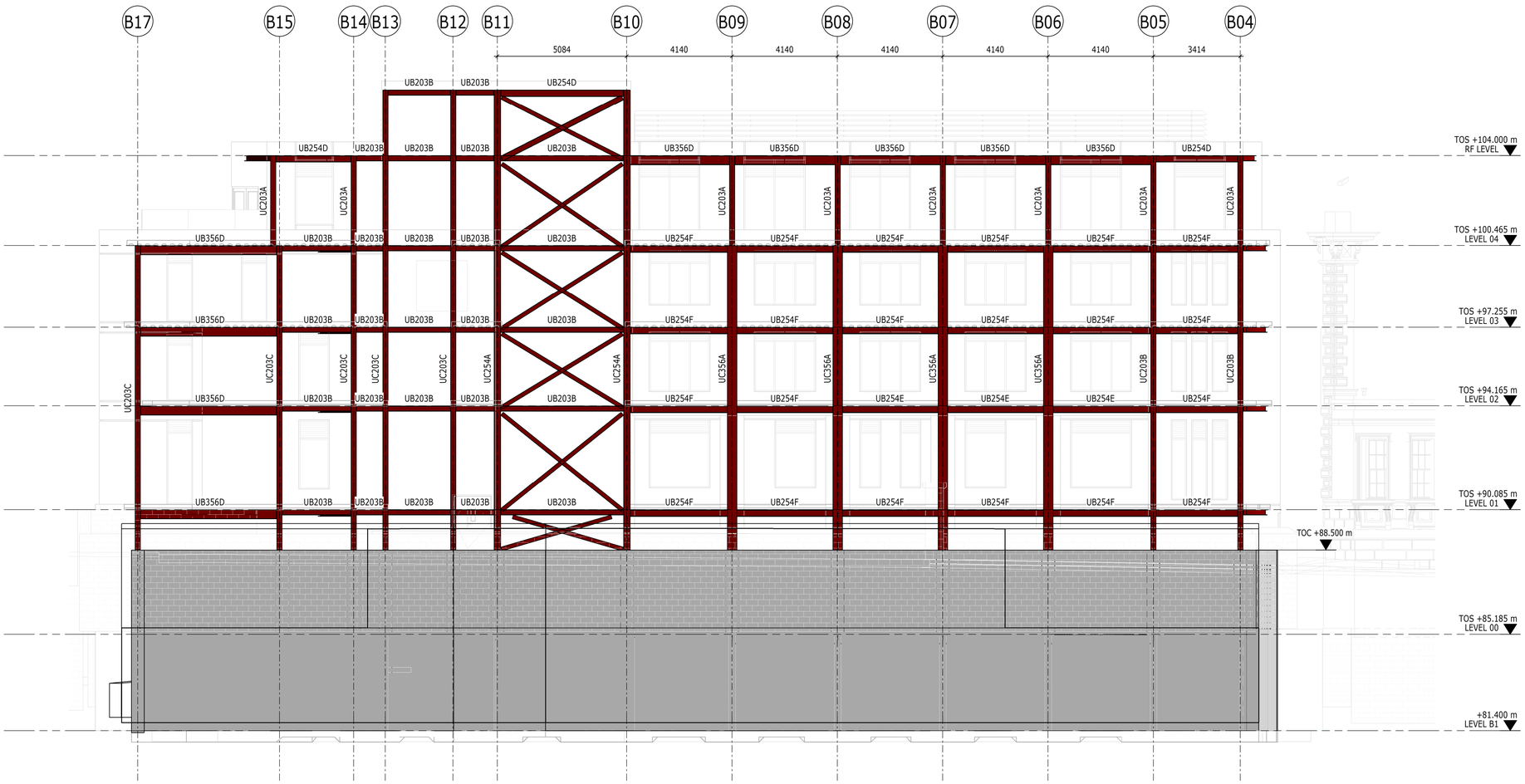
BUILDING ELEVATIONS
SHEET 1

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1:100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-ZZ-DR-S-00300
Rev: P02



ELEVATION B
1 : 100
S-00300

BUILDING ELEVATION B

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   - FACADE FIXINGS
   - TRANSFER BEAMS
   - STIFFENER PLATES AROUND BEAM WEB OPENINGS
   - STEEL COLUMNS

REFER TO SHEET 4217-RAM-ZZ-ZZ-DR-S-00300 FOR KEYPLAN

INABEYANCE / TO BE CONFIRMED

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- UPSTANDS
- MOMENT CONNECTION
- OPTIMISATION OF STEELWORK FOR FIRE DESIGN

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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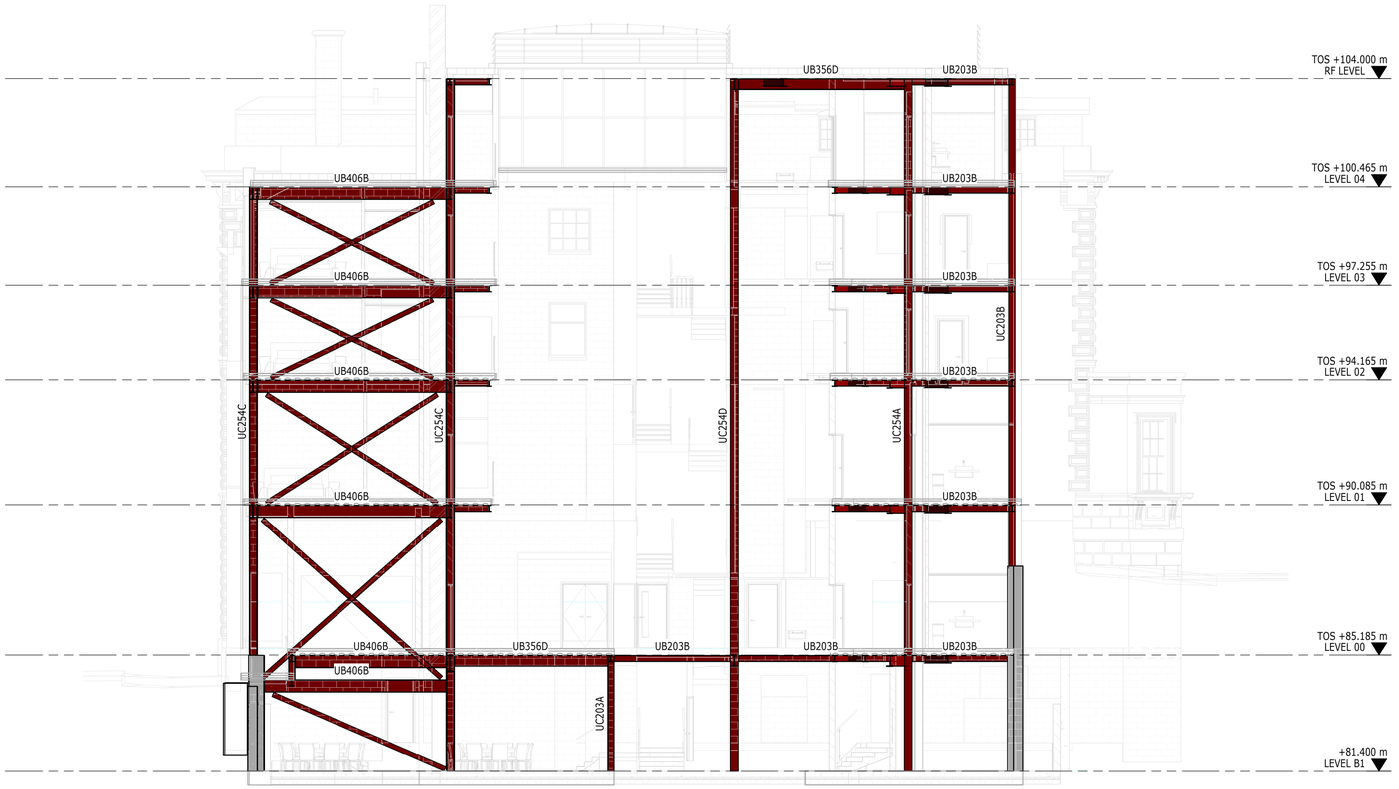
BUILDING ELEVATIONS SHEET 2

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00301	P02



ELEVATION C
1 : 100 S-00300

BUILDING ELEVATION C

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   - FACADE FIXINGS
   - TRANSFER BEAMS
   - STIFFENER PLATES AROUND BEAM WEB OPENINGS
   - STEEL COLUMNS

REFER TO SHEET 4217-RAM-ZZ-ZZ-DR-S-00300 FOR KEYPLAN

INABEYANCE / TO BE CONFIRMED

- BUILDERSWORK HOLES
- UPSTANDS
- MOMENT CONNECTION
- OPTIMISATION OF STEELWORK FOR FIRE DESIGN

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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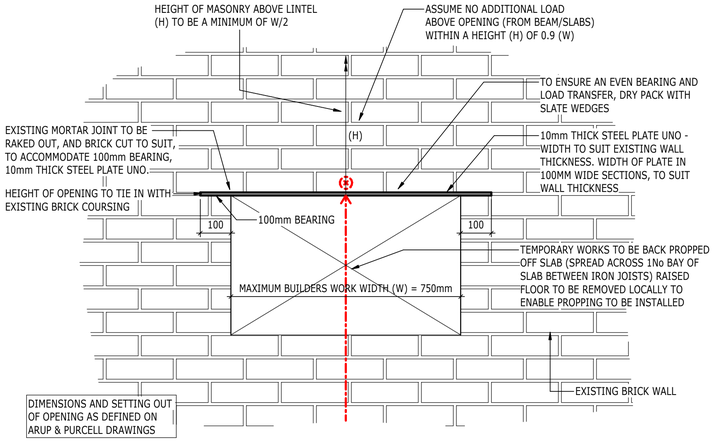
BUILDING ELEVATIONS SHEET 3

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00302	P02

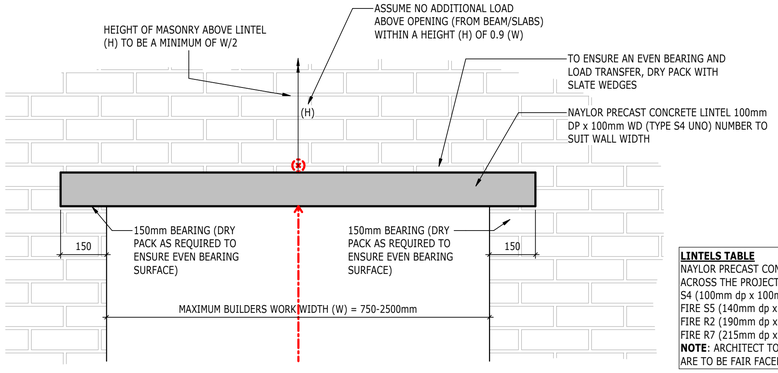


INSTALLATION OF LINTELS/ STEEL PLATES OVER BUILDERS WORK OPENINGS
(OUTLINE SEQUENCE OF WORKS, TO BE DEVELOPED BY CONTRACTOR)

1. SET OUT THE EXTENT OF THE OPENING IN THE BRICK WALL (FINISHES/PLASTER TO BE REMOVED AS REQUIRED).
2. ENSURE HEIGHT OF THE OPENING CORRESPONDS TO BRICK COURSING.
3. DRILL HOLES THROUGH THE WALLS (DIAMETER TO SUIT TEMPORARY WORKS NEEDLES) IN THE COURSE DIRECTLY ABOVE THE OPENING.
4. INSERT NEEDLES THROUGH THE VOID AND PROP DOWN TO THE SLAB AS REQUIRED. RAISED FLOOR BOARDS TO BE REMOVED LOCALLY TO ALLOW PROPPING DOWN TO SLAB, INCORPORATE SPREADERS TO SUIT.
5. REMOVE MASONRY BELOW PROPPING AS REQUIRED TO FORM REQUIRED OPENING.
6. RAKE OUT/ CUT INTO MORTAR JOINTS AT PLATE BEARING END(S) IN ACCORDANCE WITH DETAILS.
7. INSTALL STEEL SUPPORT ANGLE AT PERIMETER WALL INTERAFCE.
8. INSTALL STEEL PLATES FROM EITHER SIDE OF WALL AS REQUIRED AND DRY PACK TO ENSURE EVEN LOAD BEARING.
9. REMOVE TEMPORARY PROPS AND REINSTATE NEEDLE HOLES THROUGH BRICKS ABOVE.

TYPE 1: TYPICAL BUILDERSWORK OPENING THROUGH EXISTING WALL (UP TO 750mm WIDE)

(SCALE 1:10)



LINTELS TABLE
NAYLOR PRECAST CONCRETE LINTELS SPECIFIED ACROSS THE PROJECT INCLUDE:
S4 (100mm dp x 100mm wd)
FIRE S5 (140mm dp x 140mm wd)
FIRE R2 (190mm dp x 145mm wd)
FIRE R7 (215mm dp x 145mm wd)
NOTE: ARCHITECT TO SPECIFY WHERE LINTELS ARE TO BE FAIR FACED.

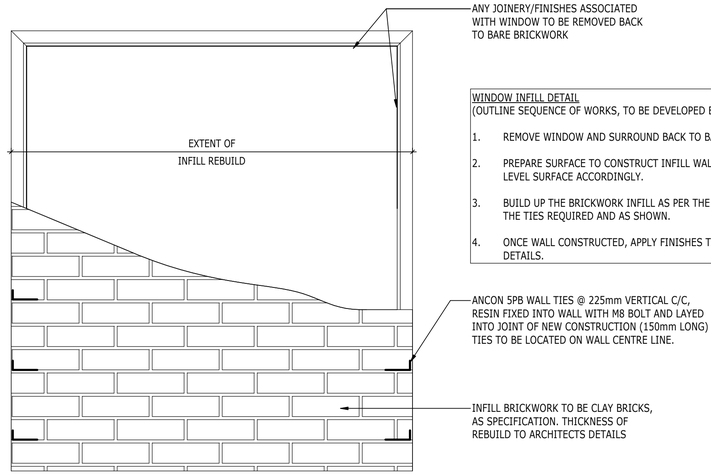
TEMPORARY PROPPING LOADS
OVER EXTENT OF OPENING, TOTAL LOAD TO BE SUPPORTED (SLS):
350mm THICK WALL =10kN
550mm THICK WALL =15kN
700mm THICK WALL =20kN

TYPE 2: TYPICAL BUILDERSWORK AND DOOR OPENING THROUGH EXISTING WALL (750-2500mm WIDE)

(SCALE 1:10)

INSTALLATION OF LINTELS/ STEEL PLATES OVER BUILDERS WORK AND DOOR OPENINGS
(OUTLINE SEQUENCE OF WORKS, TO BE DEVELOPED BY CONTRACTOR)

1. SET OUT THE EXTENT OF THE OPENING IN THE BRICK WALL (FINISHES/PLASTER TO BE REMOVED AS REQUIRED).
2. ENSURE HEIGHT OF THE OPENING CORRESPONDS TO BRICK COURSING.
3. DRILL HOLES THROUGH THE WALLS (DIAMETER TO SUIT TEMPORARY WORKS NEEDLES) IN THE COURSE DIRECTLY ABOVE THE OPENING.
4. INSERT NEEDLES THROUGH THE VOID AND PROP DOWN TO THE SLAB AS REQUIRED. RAISED FLOOR BOARDS TO BE REMOVED LOCALLY TO ALLOW PROPPING DOWN TO SLAB, INCORPORATE SPREADERS TO SUIT.
5. REMOVE MASONRY BELOW PROPPING AS REQUIRED TO FORM REQUIRED OPENING.
6. INSTALL PRE CAST LINTELS FROM BOTH SIDES (IF ACCESS AVAILABLE), OTHERWISE INSTALL FROM ACCESSIBLE SIDE AND DRY PACK BEARING ENDS AND TOP OF LINTEL TO ENSURE EVEN LOAD BEARING AND DISTRIBUTION.
7. REMOVE TEMPORARY PROPS AND REINSTATE NEEDLE HOLES THROUGH BRICKS ABOVE.



WINDOW INFILL DETAIL
(OUTLINE SEQUENCE OF WORKS, TO BE DEVELOPED BY CONTRACTOR)

1. REMOVE WINDOW AND SURROUND BACK TO BARE BRICKWORK.
2. PREPARE SURFACE TO CONSTRUCT INFILL WALL OFF IE:- MORTAR SKIM TO LEVEL SURFACE ACCORDINGLY.
3. BUILD UP THE BRICKWORK INFILL AS PER THE DETAIL, INCORPORATING THE TIES REQUIRED AND AS SHOWN.
4. ONCE WALL CONSTRUCTED, APPLY FINISHES TO WALL AS PER ARCHITECTS DETAILS.

TYPICAL WINDOW INFILL DETAIL

(SCALE 1:10)

DOOR INFILL DETAIL
(OUTLINE SEQUENCE OF WORKS, TO BE DEVELOPED BY CONTRACTOR)

1. IDENTIFY FORM OF FLOOR CONSTRUCTION AT DOOR THRESHOLD TO BE INFILLED. IF RAISED FLOOR IDENTIFIED, THEN REMOVE FINISHES AND FLOOR BOARDS TO EXPOSE STRUCTURE BELOW.
2. REMOVE DOOR AND SURROUND BACK TO BARE BRICKWORK.
3. PREPARE SURFACE TO CONSTRUCT INFILL WALL OFF IE:- MORTAR SKIM TO LEVEL SURFACE ACCORDINGLY. IF RAISED FLOOR JOISTS PASS THROUGH THE DOOR THRESHOLD , THEN PREPARE THE SURFACE EITHER SIDE.
4. BUILD UP THE BRICKWORK INFILL AS PER THE DETAIL, INCORPORATING THE TIES REQUIRED AND AS SHOWN. IF RAISED FLOOR JOISTS PASS THROUGH THE DOOR THRESHOLD, THEN BUILD AROUND THESE JOISTS.
5. ONCE WALL CONSTRUCTED, REINSTATE FLOOR BOARDS (IF REQUIRED) AND APPLY FINISHES TO WALL AS PER ARCHITECTS DETAILS.

TYPICAL DOOR INFILL DETAIL

(SCALE 1:10)

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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

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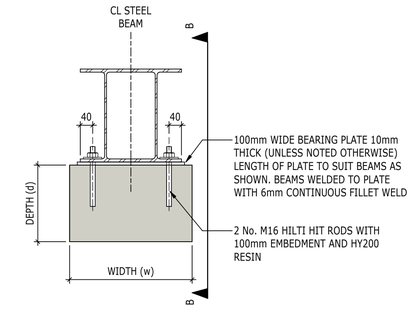
BLOCK A
TYPICAL DETAILS
SHEET 1

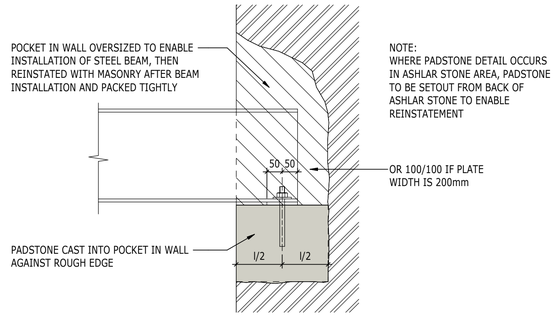
Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 10	NOV'22	JC

Drawing No: 4217-RAM-ZZ-ZZ-DR-S-00500
Rev: P02



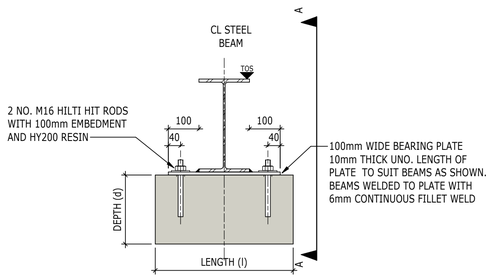
TYPICAL PADSTONE SETTING OUT DETAIL (DOUBLE BEAM) UNO. BEAM PARALLEL TO WALL/PIER

(SCALE 1:10)



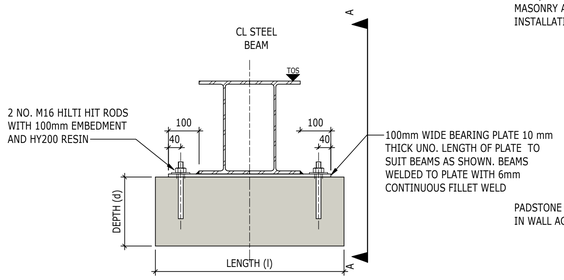
SECTION B

(SCALE 1:10)



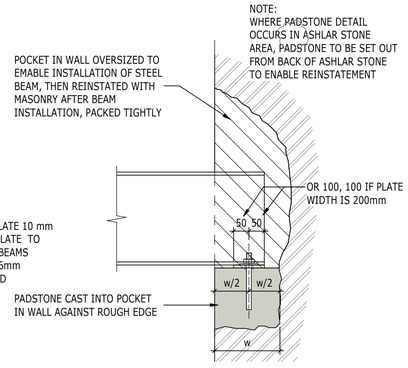
TYPICAL PADSTONE SETTING OUT DETAIL (SINGLE BEAM) U.N.O. BEAM PERPENDICULAR TO WALL

(SCALE 1:10)



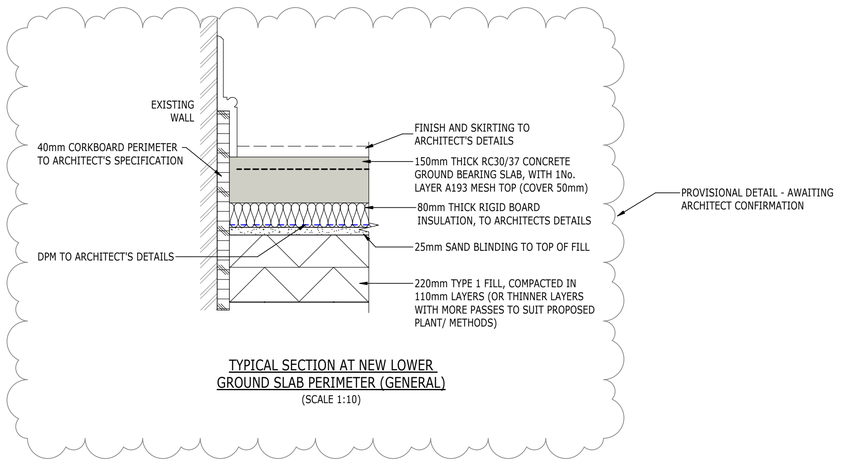
TYPICAL PADSTONE SETTING OUT DETAIL (DOUBLE BEAM) U.N.O. BEAM PERPENDICULAR TO WALL

(SCALE 1:10)



SECTION A

(SCALE 1:10)



TYPICAL SECTION AT NEW LOWER GROUND SLAB PERIMETER (GENERAL)

(SCALE 1:10)

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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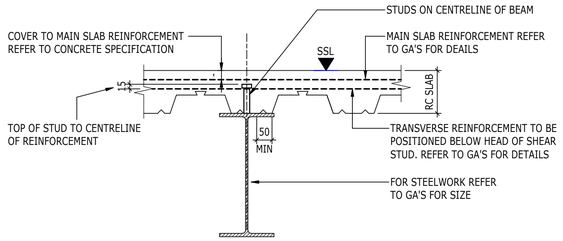
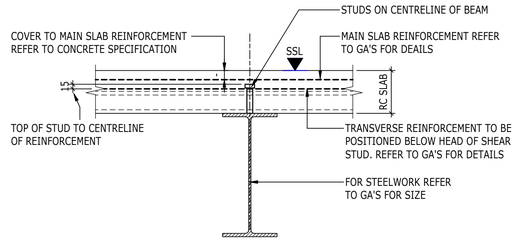
BLOCK A
TYPICAL DETAILS
SHEET 2

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 10	NOV'22	JC

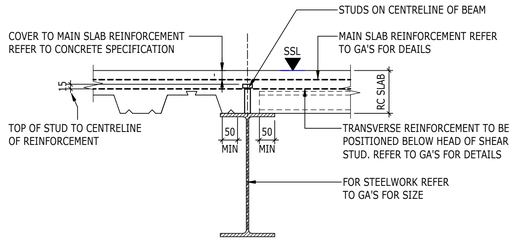
Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00501	P02



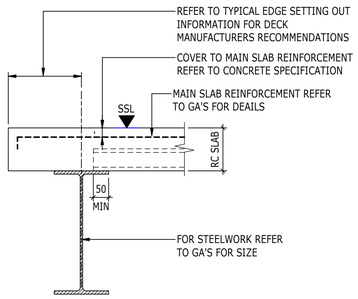
TYPICAL COMPOSITE SLAB
SPAN PERPENDICULAR TO BEAM
(SCALE 1:10)



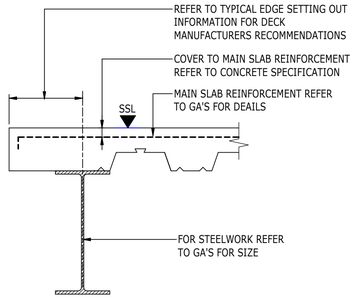
TYPICAL COMPOSITE SLAB
SPAN PARALLEL TO BEAM
(SCALE 1:10)



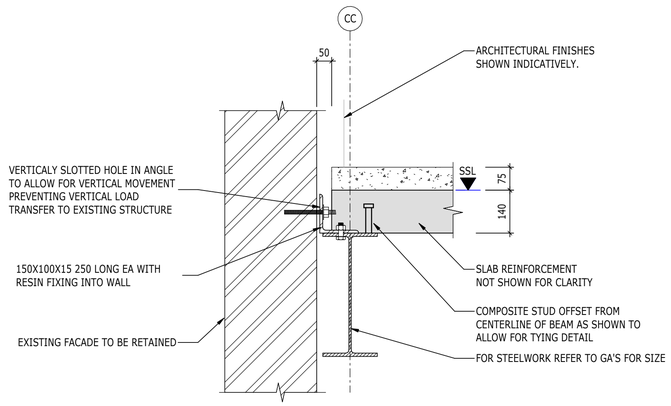
TYPICAL COMPOSITE SLAB
(CHANGE OF SPAN DIRECTION)
(SCALE 1:10)



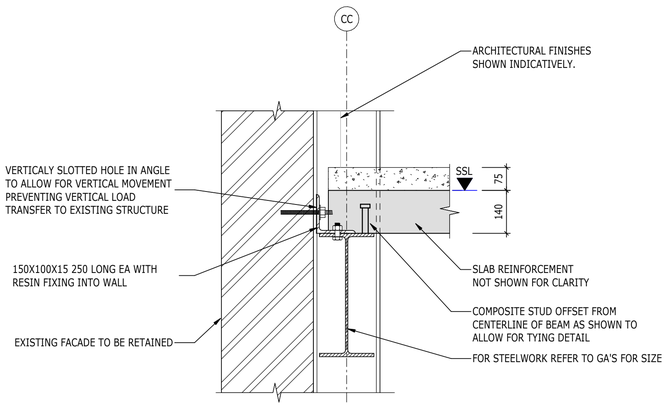
TYPICAL COMPOSITE SLAB EDGE
SPAN PERPENDICULAR TO BEAM
(SCALE 1:10)



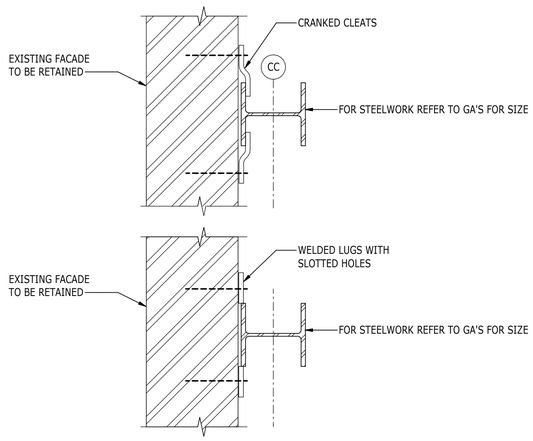
TYPICAL COMPOSITE SLAB EDGE
SPAN PARALLEL TO BEAM
(SCALE 1:10)



JUNCTION OF NEW FLOOR WITH
EXISTING RETAINED FACADE
(SCALE 1:10)



JUNCTION OF NEW FLOOR WITH
EXISTING RETAINED FACADE
(AT COLUMN GRIDLINE)
(SCALE 1:10)



(SCALE 1:10)

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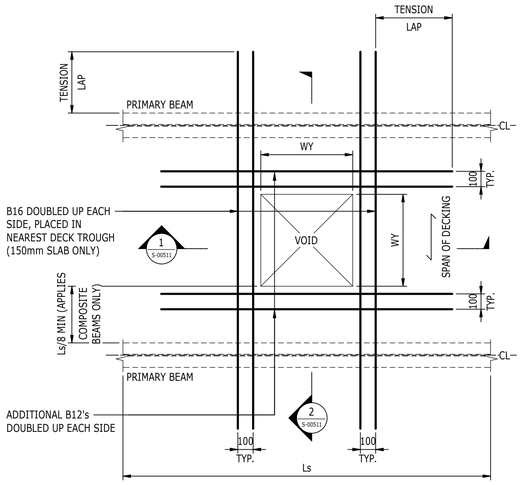
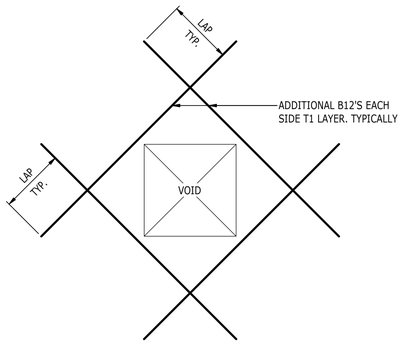
SUPERSTRUCTURE DETAILS
SHEET 1

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 10	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00510	P02



CONDITION B
ADDITIONAL BOTTOM STEEL

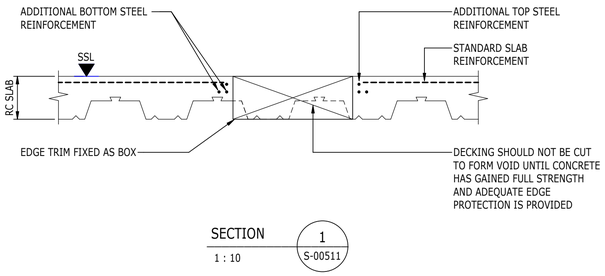


CONDITION B
ADDITIONAL TOP STEEL

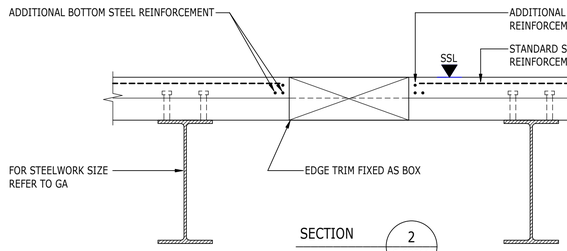
TRIMMING OF OPENINGS IN METAL DECK SLABS		
CONDITION	OPENING SIZE	REQUIREMENTS
A	WY < 250mm	NO SPECIAL TREATMENT. BOX OUT OPENING PRIOR TO POURING CONCRETE. ONCE SLAB HAS CURED, THE DECK SHOULD BE CUT OUT USING A RECIPROCATING SAW OR NIBBLER
B	250mm < WY < 700mm	OPENING FORMED AS ABOVE. ADDITIONAL REINFORCEMENT REQUIRED
C	700mm < WY	STRUCTURAL STEEL TRIMMING REQUIRED

NB: SIZE CATEGORIES APPLY TO ISOLATED OPENINGS ONLY NOT GROUPS.
OPENINGS CLOSER THAN 1.5 x THE WIDTH OF THE LARGEST HOLE
SHOULD BE TREATED AS ONE LARGE OPENING

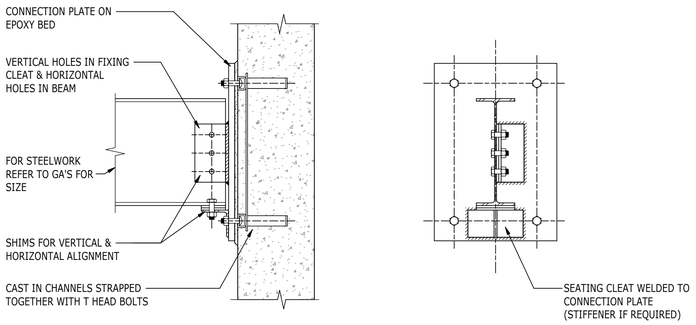
STANDARD SLAB REINFORCING OMITTED FOR CLARITY



SECTION 1 / S-00511
1 : 10



SECTION 2 / S-00511
1 : 10



SECTION ELEVATION

TYPICAL STEEL TO CONCRETE CONNECTION
(SCALE 1:10)

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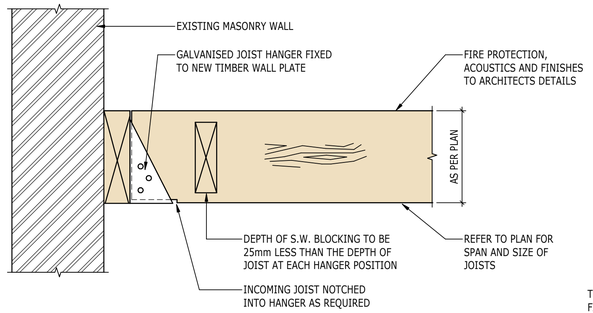
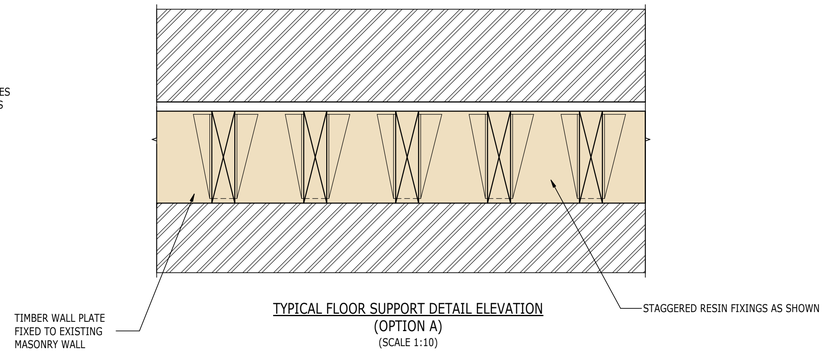
SUPERSTRUCTURE DETAILS
SHEET 2

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	DEC'22	JC

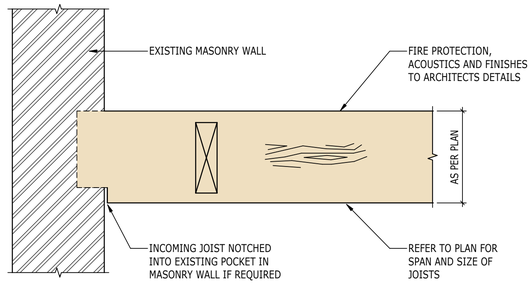
Drawing No: 4217-RAM-ZZ-ZZ-DR-S-00511
Rev: P02



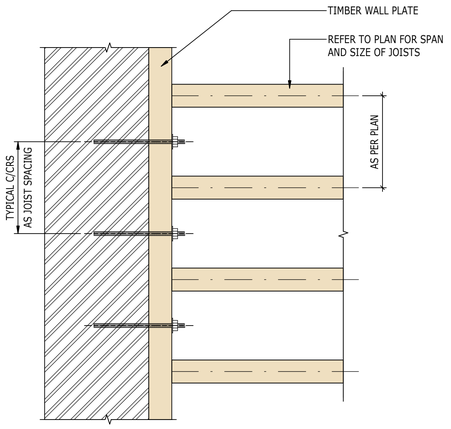
TYPICAL FLOOR SUPPORT DETAIL SECTION
(OPTION A)
(SCALE 1:10)



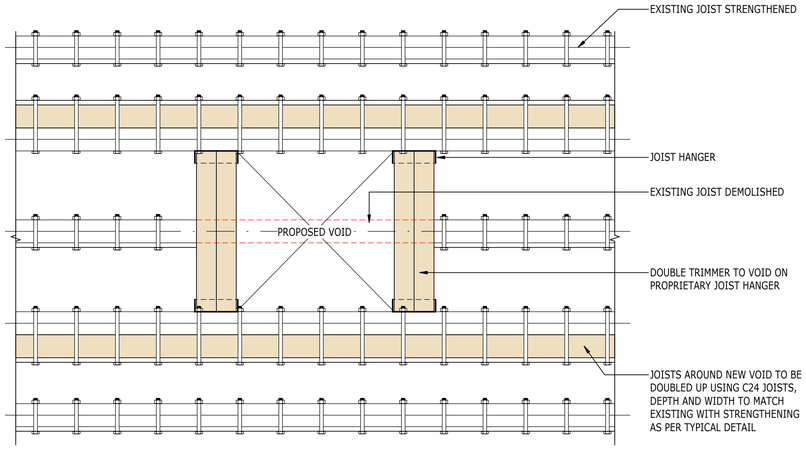
TYPICAL FLOOR SUPPORT DETAIL ELEVATION
(OPTION A)
(SCALE 1:10)



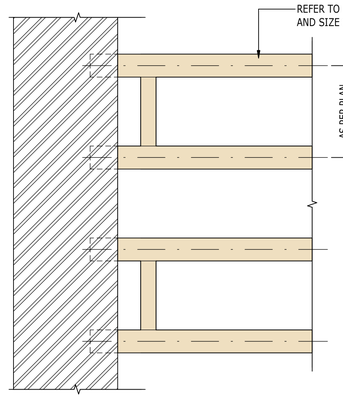
TYPICAL FLOOR SUPPORT DETAIL SECTION
(OPTION B)
(SCALE 1:10)



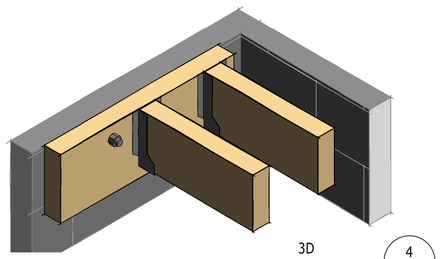
TYPICAL FLOOR SUPPORT DETAIL PLAN
(OPTION A)
(SCALE 1:10)



PLAN ON EXISTING JOIST SHOWING NEW VOIDS
(SCALE 1:10)

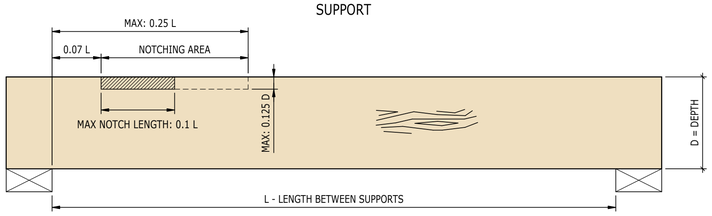


TYPICAL FLOOR SUPPORT DETAIL PLAN
(OPTION B)
(SCALE 1:10)

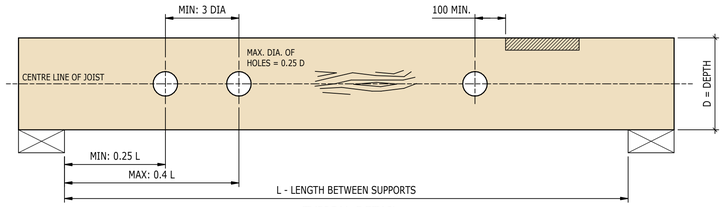


3D 4

3D VIEW OF JOIST SUPPORT



TYPICAL DETAIL
NOTCHING OF FLOOR JOISTS
(SCALE 1:10)



TYPICAL DETAIL
DRILLING OF FLOOR JOISTS
(SCALE 1:10)

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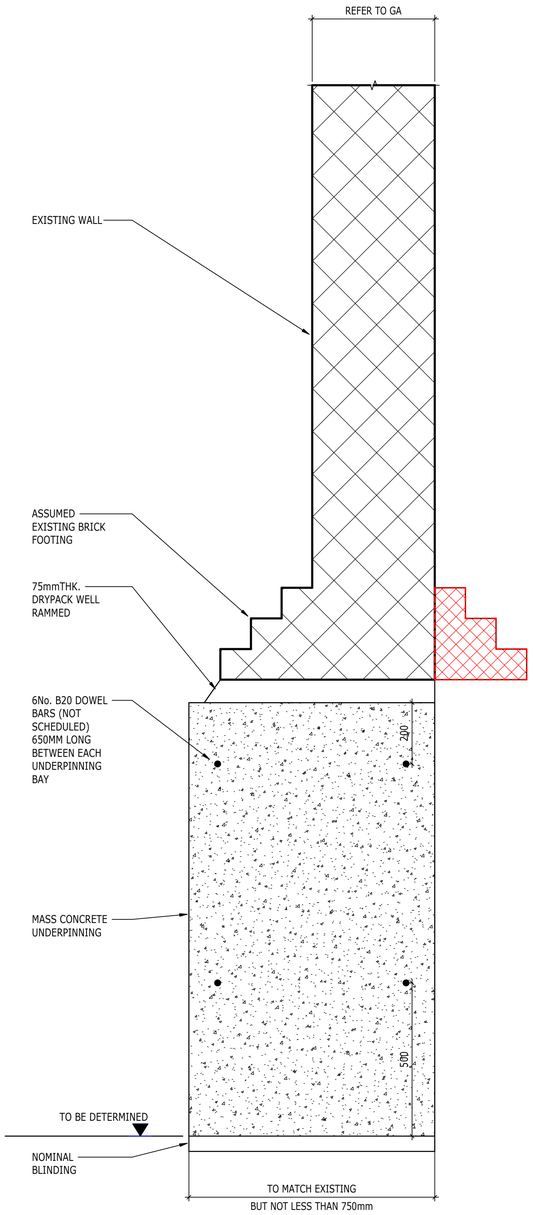
TYPICAL TIMBER DETAILS

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 10	DEC'22	AC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00560	P02



SECTION 3
1 : 10

TYPICAL SECTION - UNDERPINNING

SEQUENCE OF OPERATIONS:-

1. INSTALL SACRIFICAL PROPS (ADJUSTABLE OR DRY PACKED) USING THE METHOD AND DETAILS SEQUENCE AGREED WITH THE STRUCTURAL ENGINEER.

2. EXCAVATE BETWEEN AND FIX REBAR BEAM CAGE.

3. CONCRETE BEAM TO UNDERSIDE OF WALL OR

4. DRY PACK WELL RAMMED TO BEAMS TOTAL LENGTH.

5. EXCAVATE BSE AFTER A MINIMUM OF 48 HOURS.

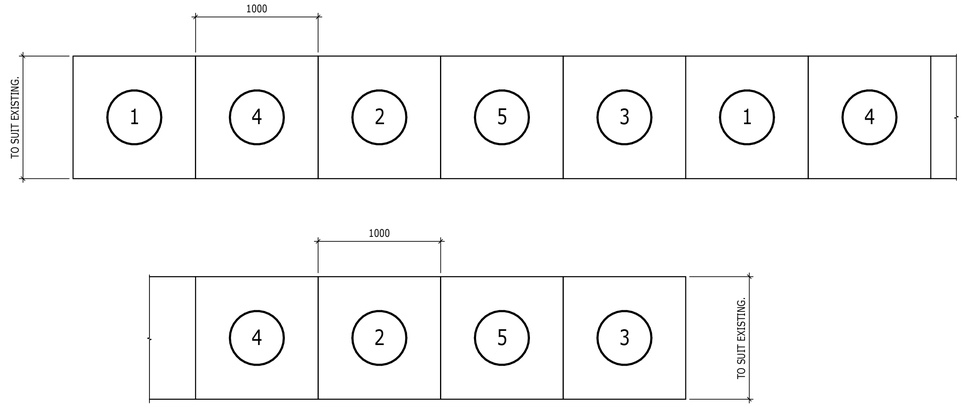
6. FIX ANTI-HEAVE AND POUR BASE TO FORMATION/ WITHIN 75mm OF BEAM SOFFIT.

7. DRY PACK WELL RAMMED OVER BASE TO UNDERSIDE OF BEAM.

8. FORM 150MM VOID DEPTH UNDER GROUND BEAM.

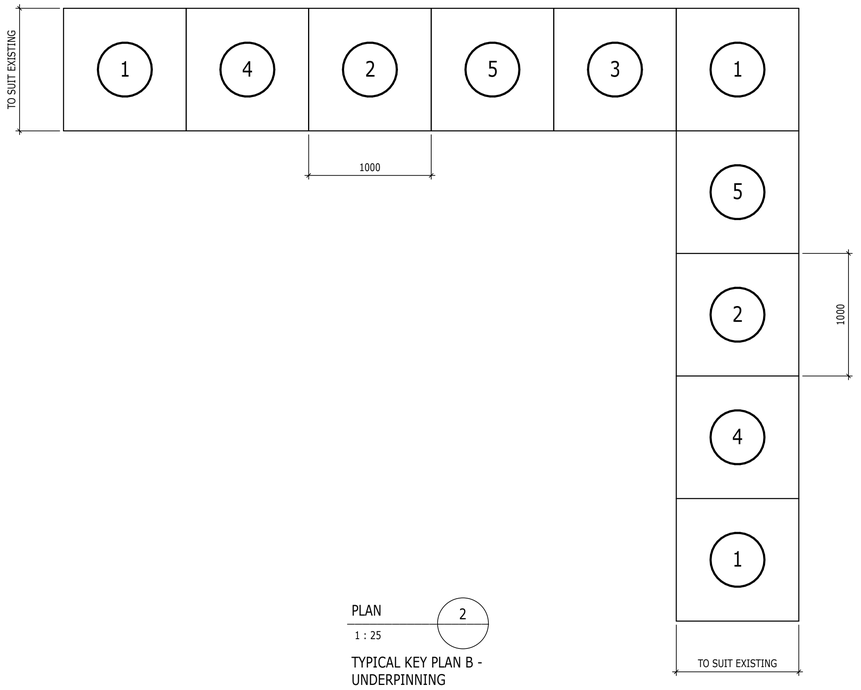
SHOWN ABOVE ARE TYPICAL NUMBERING OF BAYS OR AS AGREED IN ADVANCE WITH THE STRUCTURAL ENGINEER IF THERE ARE FEWER THAN 5No. BAYS

FOR SEQUENCE OF PROPOSED TEMPORARY PROPPING REFER TO DRAWING PRODUCED BY RDG.



PLAN 1
1 : 25

TYPICAL KEY PLAN A - UNDERPINNING



PLAN 2
1 : 25

TYPICAL KEY PLAN B - UNDERPINNING

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TYPICAL UNDERPINNING DETAILS

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	NOV'22	AC

Drawing No:	Rev:
4217-RAM-ZZ-FN-DR-S-00561	P02

GENERAL NOTES

1. ALL DIMENSIONS ARE IN mm.

2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND SERVICES ENGINEERS DRAWINGS AND SPECIFICATIONS.

3. ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR AND ANY DISCREPANCIES BROUGHT TO THE ENGINEERS & ARCHITECTS ATTENTION IN ACCORDANCE WITH THE SPECIFICATION.

4. FOR THE PURPOSES OF CONSTRUCTION, THIS DRAWING MUST NOT BE SCALED AND ONLY WRITTEN OR CALCULATED DIMENSIONS USED.

5. ALL PROPRIETARY PRODUCTS TO BE USED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION AND DETAILS.

6. GENERALLY ONLY HOLES, POCKETS,RECESSES ETC WITH ANY DIMENSION GREATER THAN 200mm ARE SHOWN ON THE DRAWINGS. FOR CONFIRMATION OF THESE AND FOR DETAILS OF SMALLER HOLES, INSERTS,FIXINGS ETC, REFERENCE SHOULD BE MADE TO THE ARCHITECTS, SERVICES ENGINEERS AND OTHER RELEVANT CONSULTANTS BUILDERS WORK DRAWINGS.

7. ALL TEMPORARY WORKS ARE TO BE DESIGNED AND INSTALLED BY THE CONTRACTOR.

8. ALTHOUGH EVERY EFFORT HAS BEEN TAKEN TO CHECK SURVEY/SITE INFORMATION USED ON THIS DRAWING, RAMBOLL ARE NOT RESPONSIBLE FOR ITS ACCURACY.

ALL SETTING OUT IS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.

9. ALL COLUMNS AND BASES ARE SET OUT CENTRALLY ON GRIDLINES, UNLESS NOTED OTHERWISE.

10. FOR DETAILS OF LIGHTNING PROTECTION REFER TO SERVICES ENGINEERS DRAWINGS.

11. REFER TO ARCHITECTS DRAWINGS FOR WATERPROOFING DETAILS.

DESIGN GUIDES

THE FOLLOWING BRITISH STANDARDS, CODES OF PRACTICE AND REFERENCES HAVE BEEN USED:

BS EN 1990	BASIS OF STRUCTURAL DESIGN
BS EN 1991	ACTIONS ON STRUCTURES
BS EN 1992	DESIGN OF CONCRETE STRUCTURES
BS EN 1993	DESIGN OF STEEL STRUCTURES
BS EN 1994	DESIGN OF STEEL AND CONCRETE COMPOSITE STRUCTURES
BS EN 1995	DESIGN OF TIMBER STRUCTURES
BS EN 1996	DESIGN OF MASONRY STRUCTURES
BS EN 1997	GEOTECHNICAL DESIGN
BS 8500-1	CONCRETE - COMPLEMENT TO BS EN 206-1 (PART 1: METHOD OF SPECIFYING AND GUIDANCE FOR SPECIFIER)

STRUCTURAL NOTATIONS

REINFORCEMENT ABBREVIATIONS:

B:	DENOTES	BOTTOM LAYER
T:	DENOTES	TOP LAYER
EF:	DENOTES	EACH FACE
EW:	DENOTES	EACH WAY
NF:	DENOTES	NEAR FACE
FF:	DENOTES	FAR FACE
ALT:	DENOTES	ALTERNATE BARS
STG:	DENOTES	STAGGERED BARS
UB:	DENOTES	U-BARS
LL:	DENOTES	LONG LEG

FOUNDATION PREFIXES:

CP:	DENOTES	CONCRETE PILE
SP:	DENOTES	STEEL PILE
PF:	DENOTES	PAD FOOTING
SF:	DENOTES	STRIP FOOTING
PC:	DENOTES	PILE CAP
RW:	DENOTES	RETAINING WALL
GB:	DENOTES	GROUND BEAM

STRUCTURE PREFIXES:

CC:	DENOTES	COLUMN CONCRETE
CS:	DENOTES	COLUMN STEEL
CT:	DENOTES	COLUMN TIMBER
WP:	DENOTES	WIND POST
BC:	DENOTES	BEAM CONCRETE
BS:	DENOTES	BEAM STEEL
PB:	DENOTES	POST TENSIONED CONCRETE BEAM
PG:	DENOTES	PLATE GIRDER
FB:	DENOTES	FABSEC BEAM
WB:	DENOTES	WESTOK BEAM
TR:	DENOTES	TRUSS
W:	DENOTES	WALL
S:	DENOTES	SLAB
PT:	DENOTES	POST TENSIONED SLAB
MD:	DENOTES	METAL DECKED SLAB
RS:	DENOTES	ROOF SHEET
PP:	DENOTES	PRECAST PLATE (OMNIDECK, ETC)
MS:	DENOTES	MILD STEEL FLOOR PLATE
MJ:	DENOTES	MOVEMENT JOINT
BR:	DENOTES	BRACE
BP:	DENOTES	BASEPLATE
J:	DENOTES	JOIST
R:	DENOTES	RAFTER
L:	DENOTES	LINTEL
ST:	DENOTES	STAIR
ND:	DENOTES	NODE

STRUCTURE SUFFIXES:

C:	DENOTES	CAMBERED
SS:	DENOTES	SHEAR STUDS
PC:	DENOTES	PRECAST CONCRETE ELEMENT
G:	DENOTES	GALVANISED
P:	DENOTES	PAINTED

STRUCTURE PREFIXES (AMERICAN CODE):

LB:	DENOTES	LINK BEAM
SW:	DENOTES	SHEAR WALL
WS:	DENOTES	WALL SEGMENT

GENERAL ABBREVIATIONS

BBS	DENOTES	BAR BENDING SCHEDULE
BWK	DENOTES	BRICKWORK
BLDG	DENOTES	BUILDING
BLK	DENOTES	BLOCKWORK
CL:	DENOTES	CENTRE LINE
COL	DENOTES	COLUMN
CONC	DENOTES	CONCRETE
CRS	DENOTES	CENTRES
CU	DENOTES	COLUMN UNDER
C/C	DENOTES	CENTRES
DIA	DENOTES	DIAMETER
DP	DENOTES	DEEP
EXTG	DENOTES	EXISTING
FL	DENOTES	FOUNDING LEVEL
FFL:	DENOTES	FINISHED FLOOR LEVEL
GA	DENOTES	GENERAL ARRANGEMENT
GL	DENOTES	GROUND LEVEL
HD	DENOTES	HOLDING DOWN
HT	DENOTES	HEIGHT
HW	DENOTES	HARDWOOD
I.D:	DENOTES	INTERNAL DIAMETER
I.L:	DENOTES	INVERT LEVEL
LG	DENOTES	LONG
LVL	DENOTES	LEVEL
MAX	DENOTES	MAXIMUM
MIN	DENOTES	MINIMUM
m	DENOTES	METRES
mm	DENOTES	MILLIMETRES
M/S	DENOTES	MILD STEEL
No.	DENOTES	NUMBER
NTS	DENOTES	NOT TO SCALE
O.D:	DENOTES	OUTSIDE DIAMETER
OSA:	DENOTES	OR SIMILAR APPROVED
PL	DENOTES	PLATE
RAD	DENOTES	RADIUS
RC	DENOTES	REINFORCED CONCRETE
SSL:	DENOTES	STRUCTURAL SLAB LEVEL
S/S	DENOTES	STAINLESS STEEL
SOP:	DENOTES	SETTING OUT POINT
SW	DENOTES	SOFTWOOD
THK	DENOTES	THICK
TYP	DENOTES	TYPICAL
TOS:	DENOTES	TOP OF STEEL
TOC:	DENOTES	TOP OF CONCRETE
TOF:	DENOTES	TOP OF FOUNDATION
UNO:	DENOTES	UNLESS NOTED OTHERWISE
U/S:	DENOTES	UNDERSIDE
WD	DENOTES	WIDE

CONCRETE NOTES

1. FOR DETAILS OF CONCRETE MIXES,REFER TO RAMBOLL SPECIFICATION.

2. NO CHASING OF CONCRETE WILL BE PERMITTED.

3. CONTRACTOR TO ALLOW FOR CO-ORDINATION OF BUILDERS WORK REQUIREMENTS FOR SERVICES SO THAT HOLES SLEEVES ETC. CAN BE CAST INTO ALL NEW CONCRETE WORK.

4. NO POST-DRILLING OF CONCRETE FOR SERVICE HOLES GREATER THAN 200mm WILL BE PERMITTED.

5. BEFORE CONCRETING THE CONTRACTOR SHALL SUBMIT A LAYOUT SHOWING THE LOCATION OF ALL PROPOSED CONSTRUCTION JOINTS. THE SPACING AND SEQUENCE OF POURS SHALL NOT EXCEED THOSE GIVEN IN THE SPECIFICATION.

6. FOR WATERTIGHT CONSTRUCTION, WATER BARS ARE TO BE PROVIDED IN ALL CONSTRUCTION JOINTS IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

7. ALL COVERS TO BE IN ACCORDANCE WITH BS EN 1992-1-1.

8. NOMINAL COVER TO ALL REINFORCEMENT SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON THE DRAWINGS :

FOUNDATIONS	UNFORMED	= 75mm
	INTERNAL FORMED	= 40mm
	EXTERNAL FORMED	= 50mm (NON WATER RESISTING)
	EXTERNAL	= 40mm (WATER RESISTING)
SUPERSTRUCTURE	FORMED INTERNAL	= 25mm
	FORMED EXTERNAL	= 40mm

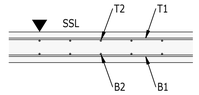
9. ALL LAPS TO REINFORCEMENT TO BE IN ACCORDANCE WITH RELEVANT SPECIFICATION AND DESIGN CODE.

10. REINFORCEMENT GRADES TO BE:

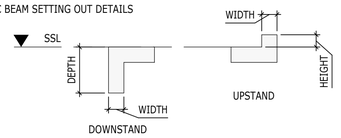
TYPE H -TYPE 2 DEFORMED BARS, GRADE 500 TO BS4449 REINFORCEMENT.

11. RC DETAILING ABBREVIATIONS USED:

T	DENOTES	TOP
B	DENOTES	BOTTOM
NF	DENOTES	NEAR FACE
FF	DENOTES	FAR FACE
EF	DENOTES	EACH FACE
AP	DENOTES	ALTERNATELY PLACED
ABR	DENOTES	ALTERNATE BARS REVERSED
STGD	DENOTES	STAGGERED



12. RC BEAM SETTING OUT DETAILS



13. FOR DETAILS OF CONCRETE MIXES, REFER TO RAMBOLL SPECIFICATION.

RC BASEMENT RAFT SLAB AND WALLS = DESIGNATED MIX 01. SPECIAL MIX TO SUIT ADMIXTURE.

MASS CONCRETE UNDERPINNING = TBC (FOLLOWING SI).

RC SLABS ON PERMANENT METAL DECK = DESIGNATED MIX RC 25/30.

POUR SEQUENCE OF RC BASEMENT SLAB AND WALLS TBC TO CONTROL SHRINKAGE CRACKING.

CONCRETE FINISHES

1. CONCRETE FORMED FINISHES TO BE AS BELOW:

i) BASEMENT RC SLABS AND WALLS: ORDINARY FINISH
ii) PRECAST STAIRS: TO ARCHITECTS SPECIFICATION

PRECAST STAIRS

1. ALL STAIR FLIGHTS SHOWN ON RAMBOLL DRAWINGS ARE TO BE PRECAST CONCRETE UNLESS NOTED OTHERWISE.

2. ALL P.C. STAIRS ARE TO BE SUB-CONTRACTOR DESIGNED IN ACCORDANCE WITH SPECIFICATION CLAUSE E60/210.

3. STAIRS ARE TO BE DESIGNED FOR A IMPOSED LOAD OF 4.0 kN/m2.

4. SETTING OUT OF TREADS, SHADOW GAPS AND OTHER ARCHITECTURAL FEATURES SHOULD BE TAKEN FROM THE ARCHITECTS DRAWINGS.

5. ALL PRECAST STAIRS ARE TO HAVE ROBUSTNESS FIXING SUITABLE FOR THE BUILDING CLASS, DESIGNED BY THE PRECAST STAIR SUPPLIER.

STEELWORK NOTES

THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL SPECIFICATION FOR STEELWORK AND THE RELEVANT BRITISH STANDARDS.

1. GENERALLY

VERTICAL CROSS BRACING DENOTED THUS BRACED BAY TO BE LOCATED CENTRALLY TO ALL BEAM AND COLUMN CENTRELINES U.N.O.

STEEL BEAM LINES SHOWN ON PLAN ARE AT THE CENTRE OF THE SECTION OR THE BACK EDGE OF CHANNELS U.N.O.

ALL BASEPLATES TO HAVE MINIMUM 4 No. HOLDING DOWN BOLTS.

2. MEMBER SIZES

SIZE OF MEMBERS ARE SCHEDULED ON THE DRAWINGS.

TOP OF COLUMN IS AS TOS UNLESS NOTED OTHERWISE.

3. STEEL GRADES (BS EN 10025 AND BS EN 1993).

GRADES OF STEELWORK/BOLTS ARE TO BE AS FOLLOWS (UNLESS NOTED OTHERWISE ON THE DRAWINGS

ALL STEELWORK	ALL INTERNAL STEELWORK: S355JR OR S355JOH ALL EXTERNAL STEELWORK: S355JO OR S355JOH
ALL BOLTS	GRADE 8.8 UNLESS NOTED OTHERWISE
ALL STAINLESS STEEL	GRADE 1.4401 (316) UNLESS NOTED OTHERWISE

4.CORROSION PROTECTION

CORROSION PROTECTION OF STEELWORK IS TO BE IN ACCORDANCE WITH THE RAMBOLL STEELWORK SPECIFICATION.
CLAUSE G10 AND M61.
COLOUR TO ARCHITECTS SPECIFICATION

5. FIRE PROTECTION

FIRE PROTECTION REQUIREMENTS TO BE IN ACCORDANCE WITH THE FIRE ENGINEERS REPORT AND ARCHITECTS SPECIFICATION. FOR COSTING PURPOSES ALLOW FOR INTUMESCENT COATING TO ALL STEELWORK.

6. PAINTING

PAINT TO ALL NEW STEELWORK TO BE IN ACCORDANCE WITH THE SPECIFICATION, WITH THE EXCEPTION OF THE TOP FLANGE OF COMPOSITE BEAMS WHICH ARE TO BE LEFT UNPAINTED.

PAINTED OR GALVANIZED AREAS DAMAGED DURING TRANSIT OR CONSTRUCTION SHALL BE MADE GOOD IN ACCORDANCE WITH THE SPECIFICATION.

7. HOLES

NO HOLES ARE TO BE FORMED THROUGH STEEL BEAMS OR COLUMNS OTHER THAN THOSE SHOWN ON THE ENGINEER'S DRAWINGS WITHOUT PRIOR APPROVAL OF THE ARCHITECTS/ENGINEERS.

8. COLUMN SPLICES

COLUMN SPLICES GENERALLY l000mm ABOVE TOS LEVEL TYPICAL U.N.O.

9. MISCELLANEOUS

ALL END PLATES/CAPPING PLATES ARE TO BE PROFILED TO SHAPE OF SECTION U.N.O.

ALL END PLATES/CAPPING PLATES ARE TO BE LAMINAR FREE.

10. DIMENSIONS ARE GIVEN TO THE FOLLOWING POINTS FOR VARIOUS SECTIONS:

UB	CENTRELINE
uc	CENTRELINE
RSJ	CENTRELINE
TEE	CENTRELINE
RHS	CENTRELINE
SHS	CENTRELINE
CHS	CENTRELINE
PFC	BACK FACE OF WEB
RSA	BACK OF VERTICAL LEG

COMPOSITE SLAB NOTES

1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE RAMBOLL STEELWORK SPECIFICATION

2. DESIGN OF METAL DECKING, EDGE TRIMS AND ASSOCIATED FITTINGS BY THE CONTRACTOR.

3. LAYOUT AND FIXING OF DECKING AND EDGE TRIMS TO BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

4. DECKING LAYOUT TO BE ARRANGED TO ACHIEVE SHEAR STUD CENTRES INDICATED ON DRAWINGS.

5. ALL METAL DECKING IS TO SPAN 2 BAYS MINIMUM BETWEEN SUPPORTING BEAMS WHEREVER POSSIBLE.

6. JUNCTION BETWEEN SHEETS ARE TO BE FORMED TO AVOID GROUNT LOSS.

7. METAL DECKING TO EXTEND OVER THE FLOOR AREAS WITH EDGE DIMENSIONS AS NOTED ON DRAWINGS. METAL DECKING TO HAVE 50MM MINIMUM END BEARING ON STEEL BEAMS, DECKING TO BE CONTINUOUS OVER BEAM OF FLANGE WIDTH LESS THAN 140MM.

8. METAL DECKING MUST BE PROVIDED WITH ADEQUATE FIXINGS TO TOP FLANGES OF SUPPORTING BEAMS TO RESTRAIN THE BEAMS DURING ERECTION, PRIOR TO AND DURING THE CONCRETE SLAB BEING POURED.

9. ALL SHEAR STUDS TO BE 19mm DIAMETER X 105mm LONG (95mm AFTER WELDING) U.N.O. CHARACTERISTIC YIELD STRENGTH = 350N/mm2 AND MINIMUM ULTIMATE TENSILE STRENGTH = 450 N/mm2. ALL STUDS TO BE TRHOUGH DECK WELDED.

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NOTES

1. DO NOT SCALE FROM THIS DRAWING.
2. ALL DIMENSIONS ARE IN MILLIMETRES U.N.O.
3. ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM U.N.O.
4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.

Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

S3 - FOR REVIEW AND COMMENT

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GENERAL NOTES
SHEET 1

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	N/A	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-XX-DR-S-00010	P02

STRUCTURAL FIXINGS

1. ANCHOR BOLTS SHALL BE AS SPECIFIED ON THE DRAWINGS. NO SUBSTITUTIONS ARE TO BE MADE WITHOUT THE PRIOR CONSENT OF RAMBOLL.

2. ONLY ANCHORS WITH AN ETA (EUROPEAN TECHNICAL ASSESSMENT) FOR THE GIVEN APPLICATION SHALL BE USED.

3. PRIOR TO COMMENCEMENT, THE CONTRACTOR IS TO SUBMIT PROPOSALS FOR THE INSTALLATION OF ANCHORS IN ACCORDANCE WITH SECTION 7 OF BS8539:2012.

4. THE INSTALLATION OF ALL ANCHORS IS TO BE SUPERVISED AND ALL ANCHORS ARE TO BE INSPECTED AND CERTIFIED TO CONFIRM THEY HAVE BEEN CORRECTLY INSTALLED IN ACCORDANCE WITH THE SPECIFICATION AND ARE IN A CONDITION TO BE LOADED. CONSTRUCTION FIXINGS ASSOCIATION FORM 8539/03 IS TO BE COMPLETED BY THE CONTRACTOR'S SUPERVISOR AND SUBMITTED TO THE CA AND RAMBOLL FOR EACH UNIQUE GROUP OF CONNECTION DESIGNS/SPECIFICATIONS WITHIN THE PROJECT.

5. INSTALLERS AND SUPERVISORS MUST BE SUITABLY TRAINED AND QUALIFIED BY KNOWLEDGE AND PRACTICAL EXPERIENCE. THEY MUST BE IN POSSESSION OF THE NECESSARY ANCHOR INSTALLATION INSTRUCTIONS TO ENABLE THE REQUIRED TASKS TO BE CARRIED OUT CORRECTLY.

6. ALL PROPOSED FIXING LOCATIONS INTO CONCRETE ARE TO BE FERROSCANNED TO DETERMINE REINFORCEMENT LINES. WHERE CLASHES WITH REINFORCEMENT ARISE, REFER TO THE ENGINEER AND/OR CONNECTION DESIGNER FOR CONFIRMATION AS TO HOW THE CONNECTION SHOULD BE AMENDED. DRILLING OF REINFORCEMENT IS NOT PERMITTED WITHOUT PRIOR WRITTEN CONSENT OF RAMBOLL. PERCUSSIVE DRILLING IS TO BE USED ONLY (NO DIAMOND DRILLING).

7. INSTALLATION SHALL STRICTLY BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. IN PARTICULAR HOLES SHALL BE CLEAN AND DRY BEFORE INSTALLATION OF ANY RESINS.

8. RESIN BOLTS ARE NOT TO BE LOADED UNTIL THE RESIN HAS CURED AND REACHED FULL DESIGN STRENGTH.

9. WHERE BOLTS ARE TO BE TORQUED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS THIS SHALL BE CARRIED OUT USING A CALIBRATED TORQUE WRENCH.

10. 5% OF ANCHORS INSTALLED ARE TO BE PROOF TESTED IN ACCORDANCE WITH THE CONSTRUCTION FIXINGS ASSOCIATION GUIDANCE NOTE 'PROCEDURE FOR SITE TESTING CONSTRUCTION FIXINGS' AND BS 8539. THE FACTOR ON CHARACTERISTIC LOAD SHOULD BE 1.25.

11. FOR RESIN FIXINGS, THE VOID BETWEEN THE PLATE HOLE AND FIXING IS TO BE FILLED WITH THE SAME RESIN AS FIXING TO ENSURE AN EVEN DISTRIBUTION OF SHEAR LOADING BETWEEN BOLTS IN A CONNECTION.

MASONRY

1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S MASONRY SPECIFICATION.

2. THESE NOTES RELATE TO STRUCTURAL MASONRY AS USED IN THE PRIMARY STRUCTURE. FOR NON-STRUCTURAL MASONRY E.G. NON-LOAD BEARING BLOCKWORK, REFER TO THE ARCHITECT'S DETAILS.

3. QUALITY OF FACING MASONRY TO BE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATION.

4. ALL WALLS SHOWN ON RAMBOLL DRAWINGS ARE TO BE CONSIDERED AS LOADBEARING UNLESS NOTED OTHERWISE.

5. UNLESS NOTED OTHERWISE, THE CONSTRUCTION AND DETAILING OF MASONRY IS TO BE IN ACCORDANCE WITH BS EN 1996-1-1, BS EN 1996-2, THEIR UK NATIONAL ANNEXES AND PD6697.

6. MASONRY TO BE CONSTRUCTED IN 1.5M LIFTS MAXIMUM PER DAY. NO PORTION OF THE WORKS SHALL BE RAISED MORE THAN 1.2M ABOVE ANOTHER AT ANY TIME AND NO MORE THAN 0.45M FOR CAVITY WALLS.

7. ALL MASONRY WALLS TO BE CONSTRUCTED IN TANDEM WITH EACH ABUTTING CROSSWALL TO ACT AS A WIND RESTRAINT BUTTRESS AND TO BE FULLY BONDED. IF ABUTTING WALLS ARE NOT CONSTRUCTED IN TANDEM, TEMPORARY WORKS MUST BE INSTALLED TO RESTRAIN THE WALLS IN BOTH PERPENDICULAR DIRECTIONS.

8. SUITABLY ROBUST TEMPORARY SHORING SHOULD BE ERECTED AT 2.5m CENTRES TO RESTRAIN ALL WALLING IN BOTH PERPENDICULAR DIRECTIONS WHERE RESTRAINING RETURN BUTTRESS WALLS ARE GREATER THAN 40 x WALL THICKNESS OR 5m APART.

9. ALL MASONRY WALLS CONSTRUCTED BETWEEN DOORS OR LARGE WINDOWS, AND WITH NO RETURN WALLS, MUST BE RESTRAINED BY SUITABLE TEMPORARY WORKS.

10. CAVITY WALL TIES TO BE SET HORIZONTALLY OR WITH A MARGINAL SLOPE OUTWARD WITH INSULATION CLIPS TO ARCHITECT'S SPECIFICATION.

11. UNLESS NOTED OTHERWISE FOR CAVITY WALLS, PROVIDE 2.5 TIES MINIMUM PER M^2 OF MASONRY WITH MAXIMUM HORIZONTAL SPACING OF 900mm AND THE MAXIMUM VERTICAL SPACING OF 450mm.

12. ALL VERTICAL EDGES IN CAVITY WALLS (E.G. AT WINDOWS, DOORS, ROOF VERGES AND MOVEMENT JOINTS) ARE TO BE TIED AT 225mm CENTRES WITH TIES AT A MAXIMUM DISTANCE OF 225mm FROM THE MASONRY EDGE.

13. THE TOP AND BOTTOM OF OPENINGS IN CAVITY WALLS ARE TO BE TIED AT 450mm MAXIMUM CENTRES.

14. ALL TIES AND RESTRAINTS WITHIN EXTERNAL WALLS OR CAVITY WALLS ARE TO BE STAINLESS STEEL.

15. THE MINIMUM EMBEDMENT OF A WALL TIE INTO THE MORTAR JOINT SHOULD NOT BE LESS THAN 50MM IN EACH LEAF. THE LENGTH OF WALL TIES SHOULD ACHIEVE A DESIGN EMBEDMENT OF BETWEEN 62.5mm AND 75mm IN EACH LEAF TO ALLOW FOR NORMAL SITE TOLERANCES FOR CAVITY WIDTH AND CENTRING OF THE TIE.

16. MAXIMUM JOINT SPACING TO BE AS FOLLOWS UNLESS NOTED OTHERWISE:

CLAY BRICKWORK (UNREINFORCED) = 10m
CONCRETE BLOCKWORK (UNREINFORCED) = 6m

DISTANCE BETWEEN WALL RETURNS AND ANGLES SHOULD BE HALF OF THE ABOVE DIMENSIONS.

THE LOCATION OF MOVEMENT JOINTS MUST BE AT COLUMNS, WIND POSTS OR BUTTRESSING WALLS UNLESS OTHERWISE AGREED WITH THE ENGINEER IN WRITING.

17. WHERE APPLICABLE BED JOINT REINFORCEMENT TO BE STAINLESS STEEL IN ACCORDANCE WITH BS EN 845-3 AND POSITIONED AS SHOWN ON DRAWINGS. 20mm MINIMUM COVER TO BE PROVIDED TO EXTERNAL FACE OF MASONRY. LAPS TO BE 225mm MINIMUM WITH AT LEAST ONE CROSS WIRE. REINFORCEMENT LENGTHS ARE TO BE POSITIONED SIDE BY SIDE AT LAPS. LAP LOCATIONS ARE TO BE STAGGERED THROUGHOUT THE MASONRY PANEL.

18. FOR DETAILS OF NON-STRUCTURAL MASONRY AND ASSOCIATED MOVEMENT JOINTS, WIND POSTS, HEAD RESTRAINTS, AND LINTELS, REFER TO ARCHITECT'S DETAILS AND SPECIFICATION.

19. THE CONTRACTOR IS TO ENSURE THAT ALL LIFTING OF MASONRY AND ASSOCIATED SUNDRY ITEMS COMPLIES WITH THE RELEVANT REGULATIONS, GUIDANCE AND HEALTH AND SAFETY AT WORK ACTS.

TIMBER

1. TIMBER TO BE IN ACCORDANCE WITH BS EN 1995.

2. TIMBER TO BE C24 STRENGTH CLASS IN ACCORDANCE WITH BS EN 338 UNLESS NOTED OTHERWISE.

3. ALL TIMBER COMPONENTS SHALL BE SUPPLIED WITH AN APPROVED PRESERVATIVE TREATMENT WHICH IS NOT AGGRESSIVE TO THE FIXING COMPONENTS.

4. FOR FIRE PROTECTION TO STRUCTURAL TIMBER REFER TO ARCHITECT'S DETAILS.

5. ALL TIMBER FIXINGS, HANGERS, PLATES AND TIES TO BE GALVANIZED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS UNO ON THE DRAWINGS.

6. THE MOISTURE CONTENT OF THE TIMBER SHALL BE CONTROLLED AT ALL STAGES OF FABRICATION AND ERECTION TO ENSURE IT IS LESS THAN 18%.

7. ALL TIMBER CONNECTIONS ARE TO BE DESIGNED BY THE CONTRACTOR FOR BOTH TEMPORARY AND PERMANENT CONDITIONS.

8. DETAILS AND CALCULATIONS RELATING TO THE TIMBER CONNECTIONS SHALL BE SUBMITTED TO THE CA AND RAMBOLL FOR REVIEW AND COMMENT PRIOR TO DETAILING AND INSTALLATION.

9. ALL JOISTS SUPPORTED BY STEELWORK ARE TO HAVE A MINIMUM BEARING LENGTH = 75mm UNO.

10. NOGGINS SHALL BE OF SOLID TIMBER OF THE SAME SECTION SIZE AS THE TIMBER JOISTS. FOR SPANS OF BETWEEN 2.5m AND 4.5m ONE NOGGIN SHALL BE PROVIDED AT THE MID-SPAN POSITION. FOR SPANS MORE THAN 4.5m TWO NOGGINS ARE TO BE PROVIDED, POSITIONED AT ONE THIRD AND TWO THIRD SPAN POSITIONS. NOGGINS ARE TO BE PROVIDED AT THE ENDS OF SPANS SUPPORTED BY STEELWORK.

11. FLOOR DECKING SHALL BE 24mm THICK FINNISH BIRCH STRUCTURAL PLYWOOD (17 PLIES) WITH TONGUE AND GROOVE JOINTS IN ACCORDANCE WITH BS EN 1995, SERVICE CLASS 1 UNO.

12. FLOOR DECKING SHALL BE FIXED TO THE JOISTS BY GLUING AND SCREWING USING NO. 6 WOOD SCREWS (3.45mm SHANK X 57mm LONG) GALVANIZED OR SHERARDIZED SPACED AT 150MM CENTRES ALONG BOARD PERIMETERS AND 300mm CENTRES TO INTERMEDIATE SUPPORT JOISTS UNLESS NOTED OTHERWISE. ALL JOINTS SHALL BE BACKED BY JOISTS OR SOLID TIMBER NOGGINS OF 75mm MINIMUM WIDTH.

13. ALL SCREW LOCATIONS ARE TO BE PRE-DRILLED PRIOR TO INSTALLING SCREWS. THE HOLES SHOULD BE DRILLED WITH A DIAMETER EQUAL TO THAT OF THE SCREW SHANK FOR THAT PART OF THE HOLE TO CONTAIN THE SHANK, REDUCING TO A PILOT HOLE OF HALF THE DIAMETER OF THE SCREW SHANK FOR THE THREADED PORTION OF THE SCREW.

14. WOOD GLUE TO BE UREA FORMALDEHYDE (UF) AMINOPLASTIC THERMOSET RESIN.

15. TONGUE AND GLUED JOINTS SHALL BE GLUED AND CLAMPED BEFORE SCREWING DOWN. ALL FIXINGS SHALL BE DRIVEN DOWN BELOW THE SURFACE OF THE PLYWOOD.

16. TIMBER SPECIES USED IN THE EXISTING BUILDING IS TO BE TO THE ARCHITECT'S SPECIFICATION (TO SUIT CONSERVATION REQUIREMENTS).

UNDERPINNING

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE UNDERPINNING WORKS DO NOT IMPAIR THE STABILITY OR CONDITION OF THE EXISTING STRUCTURE. DESIGN OF THE UNDERPINNING AND ANY ASSOCIATED TEMPORARY WORKS IS THE RESPONSIBILITY OF THE CONTRACTOR.

2. THE CONTRACTOR IS TO INSPECT, MONITOR AND RECORD THE CONDITION OF THE STRUCTURE BEFORE, DURING AND ON COMPLETION OF THE WORKS.

3. THE CONTRACTOR IS TO SUBMIT DETAILS OF ALL MATERIALS AND AN UNDERPINNING SEQUENCE FOR REVIEW BY THE CA AND RAMBOLL PRIOR TO UNDERTAKING THE WORK.

4. UNDERPINNING IS TO BE CARRIED OUT IN A HIT AND MISS SEQUENCE IN SHORT SECTIONS NOT EXCEEDING 1.0m IN LENGTH WITH A MINIMUM SEPARATION DISTANCE OF 3m BETWEEN EACH CONCURRENT SECTION. ADEQUATE VERTICAL SUPPORT IS TO BE MAINTAINED OVER AT LEAST 75% OF THE WALL LENGTH AT EVERY STAGE OF CONSTRUCTION.

5. THE SOFFIT OF THE EXISTING FOOTINGS IS TO BE CLEANED AND FREE OF ANY DIRT, SPOIL OR LOOSE MATERIAL PRIOR TO UNDERPINNING.

6. EACH SECTION OF UNDERPINNING IS TO BE CONSTRUCTED IN MASS CONCRETE WITH A SHUTTERED INTERNAL FACE IN ACCORDANCE WITH THE RAMBOLL STRUCTURAL CONCRETE SPECIFICATION AND RELEVANT STRUCTURAL DRAWINGS. EXCAVATION AND CONCRETING OF EACH SECTION OF UNDERPINNING IS TO BE UNDERTAKEN ON THE SAME DAY.

7. EACH SECTION OF UNDERPINNING IS TO BE POURED TO A LEVEL OF 75mm BELOW THE UNDERSIDE OF THE EXISTING FOOTING. AFTER THE UNDERPINNING CONCRETE HAS REACHED SUITABLE STRENGTH, THE 75mm GAP IS TO BE FILLED WITH HIGH STRENGTH NON-SHRINK DRY PACK WELL RAMMED INTO POSITION OVER THE FULL DESIRED CONTACT AREA.

8. LATERAL PROPPING IS TO BE INSTALLED AS REQUIRED TO MAINTAIN STABILITY OF THE UNDERPINNING UNTIL ADEQUATE SUPPORT IS PROVIDED BY THE PERMANENT WORKS.

9. EXCAVATION OF ADJACENT SECTIONS OF UNDERPINNING SHALL NOT COMMENCE UNTIL UNDERPINNING CONCRETE AND DRY PACK HAVE REACHED REQUIRED DESIGN STRENGTH, WITH A MINIMUM PERIOD OF 48 HOURS BETWEEN COMPLETION OF ONE SECTION AND COMMENCEMENT OF THE ADJACENT SECTION.

10. THE CONTRACTOR IS TO MAINTAIN AND SUBMIT RECORDS OF THE SEQUENCE AND DIMENSIONS OF UNDERPINNING AS CONSTRUCTED, INCLUDING THE DATES OF STARTING EXCAVATION, CASTING CONCRETE AND PINNING UP OF EACH SECTION.

NOTES FOR TENDERERS

1. THE CIVIL AND STRUCTURAL DESIGN IS AT RIBA STAGE 3. THE CONTRACTOR SHOULD ALLOW A SUITABLE COST CONTINGENCY FOR DESIGN DEVELOPMENT AND TECHNICAL CHECKS WHICH WILL TAKE PLACE THROUGH RIBA STAGE 4 AND BEYOND.

2. ALL STRUCTURAL INFORMATION IS CURRENTLY PRELIMINARY AND SUBJECT TO DESIGN DEVELOPMENT DURING RIBA STAGE 4 AS FULL AND FINAL STRUCTURAL DESIGN CALCULATIONS AND DETAILS ARE DEVELOPED.

REINFORCEMENT ESTIMATE

1. THE FOLLOWING INFORMATION HAS BEEN PROVIDED TO ASSIST THE QUANTITY SURVEYOR TO PREPARE THE COST PLAN. THIS INFORMATION IS PROVISIONAL AND SUBJECT TO REVIEW AND AMENDMENT AS THE DESIGN IS DEVELOPED. A SUITABLE CONTINGENCY IS TO BE INCLUDED BASED ON THE STAGE OF DESIGN DEVELOPMENT.

ELEMENT	REINFORCEMENT ESTIMATE
BASEMENT RC SLAB, THICKENINGS, WALLS & PIERS	300kg/m^3
RC SLABS ON PERMANENT METAL DECKING & ASSOCIATED PLINTHS	120kg/m^3

2. ANY ADDITIONAL REINFORCEMENT REQUIRED FOR TEMPORARY STABILITY OR SUPPORT OF THE REINFORCEMENT E.G. CHAIRS OR ADDITIONAL REINFORCEMENT FOR PREFABRICATED CAGES ETC, HAS NOT BEEN INCLUDED.

3. THE CONTRACTOR SHOULD MAKE AN ALLOWANCE FOR SITE STOCK FOR ADJUSTMENTS ON SITE.

CONTRACTOR DESIGN PORTIONS ELEMENTS

1. IT IS CURRENTLY UNDERSTOOD THAT THE PROJECT WILL BE TENDERED ON A DESIGN AND BUILD BASIS AT THE END OF RIBA STAGE 3. ON THAT BASIS ALL STRUCTURAL ENGINEERING DESIGN RESPONSIBILITY, INCLUDING THE PREPARATION OF FINAL CALCULATIONS FOR BUILDING CONTROL APPROVAL WILL BE THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR AND THEIR APPOINTED STRUCTURAL ENGINEER. ALL ELEMENTS OF CONTRACTOR DESIGN ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT VERSIONS OF DESIGN CODES (INCLUDING THE RELEVANT NATIONAL ANNEX IN THE CASE OF EUROCODES), PUBLISHED INDUSTRY GUIDANCE AND PERFORMANCE INFORMATION ISSUED BY THE DESIGN TEAM.

2. POST TENDER IT IS ENVISAGED THAT SOME ELEMENTS OF THE DESIGN WILL BE COMPLETED BY SPECIALIST SUB-CONTRACTORS, RATHER THAN THE PRINCIPAL CONTRACTOR'S STRUCTURAL ENGINEER. THE PACKAGED WHICH WE CURRENTLY ENVISAGE WOULD REMAIN AS SPECIALIST SUB-CONTRACTOR DESIGN PORTIONS ARE SET OUT IN THE TABLE BELOW.

3. STRUCTURAL STEELWORK DESIGN FOR BOTH STEEL SECTIONS AND CONNECTIONS (INCLUDING STEEL TO CONCRETE CONNECTIONS, CAST IN PLATES, HOLDING DOWN BOLTS ETC.)

4. TIMBER CONNECTIONS.

5. METAL DECKING IN TEMPORARY AND PERMANENT CONDITIONS, INCLUDING EDGE TRIMS AND FITTINGS.

6. REINFORCEMENT DRAWINGS AND BAR BENDING SCHEDULES FOR ALL CONCRETE BASED ON THE STRUCTURAL ENGINEER'S DESIGN INTENT DRAWINGS

7. CLADDING AND FAÇADE ELEMENTS INCLUDING SUPPORT FRAMING AND CONNECTIONS TO THE STRUCTURAL FRAME. THE CLADDING CONTRACTOR MUST PROVIDE CONNECTION LOADINGS TO THE STRUCTURAL ENGINEER TO ENSURE THE FRAME HAS SUFFICIENT CAPACITY AND TO ALLOW RAMBOLL TO ASSESS THE IMPACT ON THE PERMANENT DESIGN.

8. LIGHT GAUGE (COLD ROLLED) STEEL FRAMED WALL SYSTEMS.

9. INTERNAL NON LOADBEARING WALLS, INCLUDING LIGHT WEIGHT STEEL FRAMING, MASONRY OR TIMBER FRAMING INCLUDING ALL LINTELS, HEAD RESTRAINTS AND TIES.

10. MASONRY SUPPORT SYSTEMS AND FIXING BRACKETS

11. MASONRY LINTELS, WIND POSTS AND HEAD RESTRAINTS

12. PRECAST CONCRETE ELEMENTS INCLUDING STAIRS AND THEIR FIXINGS TO THE STEELWORK STRUCTURE.

13. ARCHITECTURAL METALWORK AND GLASSWORK INCLUDING FLOORING, WALKWAYS, BALCONIES, LADDERS, HANDRAILS AND BALUSTRADES.

14. ATRIUM FEATURE ROOF AND IT'S FIXINGS TO THE PRIMARY STRUCTURE.

15. VEHICLE BARRIERS AND BOLLARDS.

16. PASSENGER AND VEHICLE LIFT SHAFT STEELWORK INCLUDING FRAMING, GUIDES AND LIFTING BEAMS AND LIFTING EYES

17. SECONDARY SUPPORT TO BUILDING SERVICES INSTALLATIONS INCLUDING LOUVRES, PLANT SUPPORT FRAMES, PLANT SUPPORT SYSTEMS.

18. FLOORING AND LOCAL SUPPORT STRUCTURE WITHIN RISERS.

19. PROPRIETARY THERMAL BREAKS.

20. FALSE FLOOR AND HUNG CEILING SYSTEMS.

21. CLEANING, MAINTENANCE AND ACCESS EQUIPMENT, INCLUDING RAIL SYSTEMS, SUPPORTING FRAMES TO RAIL SYSTEMS, MAN-SAFE SYSTEMS AND ABSEILING SYSTEMS.

22. ALL TEMPORARY WORKS DESIGN INCLUDING CRANE FOUNDATION, FAÇADE RETENTION AND PROPPING DETAILS, TEMPORARY VEHICLE PROTECTION BARRIERS, PROPPING TO EXISTING FLOORS AND MASONRY WALLS.

23. COMPLETING MEASURED SURVEYS AS REQUIRED.

24. SPECIALIST TIMBER SURVEYS WHERE REQUIRED.

25. THE SPECIFICATION AND DESIGN OF ANY GROUND OR STRUCTURAL MONITORING FOR MOVEMENTS OR VIBRATION DURING THE WORKS.

26. DETAILED DESIGN OF GROUND GAS PROTECTION SYSTEMS (WHERE REQUIRED).

27. DETAILED DESIGN OF WATERPROOFING AND DRAINED CAVITY SYSTEMS, INCLUDING PUMPS.

28. STEEL STAIRS, INCLUDING ASSOCIATED LANDINGS AND HALF LANDINGS.

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3. ALL LEVELS ARE IN METRES ABOVE ORDNANCE DATUM U.N.O.
4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.

Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

S3 - FOR REVIEW AND COMMENT

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GENERAL NOTES
SHEET 2

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	N/A	NOV'22	JC

Drawing No: 4217-RAM-ZZ-XX-DR-S-00011
Rev: P02

UNIVERSAL BEAM (UB)															
MARK	A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q
UB127	UB 127x76x13														
UB152	UB 152x89x16														
UB178	UB 178x102x19														
UB203	UB 203x102x23	UB 203x133x25	UB 203x133x30												
UB254	UB 254x102x22	UB 254x102x25	UB 254x102x28	UB 254x146x31	UB 254x146x37	UB 254x146x43									
UB305	UB 305x102x25	UB 305x102x28	UB 305x102x33	UB 305x127x37	UB 305x127x42	UB 305x127x48	UB 305x165x40	UB 305x165x46	UB 305x165x54						
UB356	UB 356x127x33	UB 356x127x39	UB 356x171x45	UB 356x171x51	UB 356x171x57	UB 356x171x67									
UB406	UB 406x140x39	UB 406x140x46	*UB 406x140x53*	UB 406x178x54	UB 406x178x60	UB 406x178x67	UB 406x178x74	*UB 406x178x85*							
UB457	UB 457x152x52	UB 457x152x60	UB 457x152x67	UB 457x152x74	UB 457x152x82	UB 457x191x67	UB 457x191x74	UB 457x191x82	UB 457x191x89	UB 457x191x98	*UB 457x191x106*	*UB 457x191x133*	*UB 457x191x161*		
UB533	*UB 533x165x66*	*UB 533x165x74*	*UB 533x165x85*	UB 533x210x82	UB 533x210x92	UB 533x210x101	UB 533x210x109	UB 533x210x122	*UB 533x210x138*	*UB 533x312x150*	*UB 533x312x182*	*UB 533x312x219*	*UB 533x312x272*		
UB610	*UB 610x178x82*	*UB 610x178x92*	*UB 610x178x100*	UB 610x229x101	UB 610x229x113	UB 610x229x125	UB 610x229x140	UB 610x305x149	UB 610x305x179	UB 610x305x238					
UB686	UB 686x254x125	UB 686x254x140	UB 686x254x152	UB 686x254x170											
UB726	UB 726x267x134	UB 726x267x147	UB 726x267x173	UB 726x267x197											
UB838	UB 838x292x176	UB 838x292x194	UB 838x292x226												
UB914	UB 914x305x201	UB 914x305x224	UB 914x305x238	UB 914x305x253	UB 914x305x271	UB 914x305x289	UB 914x305x313	UB 914x305x345	UB 914x305x381	UB 914x305x425	UB 914x305x474	UB 914x305x521	UB 914x305x576	UB 914x419x343	UB 914x419x388
UB1016	UB 1016x305x222	UB 1016x305x249	UB 1016x305x272	UB 1016x305x314	UB 1016x305x350	UB 1016x305x393	UB 1016x305x415	UB 1016x305x438	UB 1016x305x487	UB 1016x305x494	UB 1016x305x584				
NOTE: SECTIONS NOTED IN ITALICS ARE IN ADDITION TO THE RANGE OF BS EN 10365.															

PARALLEL FLANGE CHANNEL (PFC)		
MARK	A	B
PFC100	PFC 100x50x10	
PFC125	PFC 125x65x15	
PFC150	PFC 150x75x18	PFC 150x90x24
PFC180	PFC 180x75x20	PFC 180x90x26
PFC200	PFC 200x75x23	PFC 200x90x30
PFC230	PFC 230x75x26	PFC 230x90x32
PFC260	PFC 260x75x28	PFC 260x90x35
PFC300	PFC 300x90x41	PFC 300x100x46
PFC380	PFC 380x100x54	
PFC430	PFC 430x100x64	

UNIVERSAL COLUMN (UC)																					
MARK	A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T	U	V	W
UC152	UC 152x152x23	UC 152x152x30	UC 152x152x37	*UC 152x152x44*	*UC 152x152x51*																
UC203	UC 203x203x46	UC 203x203x52	UC 203x203x60	UC 203x203x71	UC 203x203x86	*UC 203x203x100*	*UC 203x203x113*	*UC 203x203x127*													
UC254	UC 254x254x73	UC 254x254x89	UC 254x254x107	UC 254x254x132	UC 254x254x167																
UC305	UC 305x305x97	UC 305x305x118	UC 305x305x137	UC 305x305x158	UC 305x305x198	UC 305x305x240	UC 305x305x283														
UC356	UC 356x368x129	UC 356x368x153	UC 356x368x177	UC 356x369x202	UC 356x406x235	UC 356x406x287	UC 356x406x340	UC 356x406x393	UC 356x406x467	UC 356x406x509	UC 356x406x551	UC 356x406x592	UC 356x406x634	UC 356x3406x677	UC 356x406x744	UC 356x406x818	UC 356x406x900	UC 356x406x990	UC 356x406x1086	UC 356x406x1202	UC 356x406x1299
NOTE: SECTIONS NOTED IN ITALICS ARE IN ADDITION TO THE RANGE OF BS EN 10365.																					

EQUAL ANGLE (EA)				
MARK	A	B	C	D
EA20	EA 20x20x3			
EA25	EA 25x25x3	EA 25x25x4		
EA30	EA 30x30x3	EA 30x30x4		
EA35	EA 35x35x4			
EA40	EA 40x40x4	EA 40x40x5		
EA45	EA 45x45x5			
EA50	EA 50x50x4	EA 50x50x5	EA 50x50x6	
EA60	EA 60x60x5	EA 60x60x6	EA 60x60x8	
EA65	EA 65x65x7			
EA70	EA 70x70x6	EA 70x70x7		
EA75	EA 75x75x6	EA 75x75x8		
EA80	EA 80x80x8	EA 80x80x10		
EA90	EA 90x90x7	EA 90x90x8	EA 90x90x10	*EA 90x90x12*
EA100	EA 100x100x8	EA 100x100x10	EA 100x100x12	*EA 100x100x15*
EA120	*EA 120x120x8*	EA 120x120x10	EA 120x120x12	*EA 120x120x15*
EA150	EA 150x150x10	EA 150x150x12	EA 150x150x15	*EA 150x150x18*
EA200	EA 200x200x16	EA 200x200x18	EA 200x200x20	EA 200x200x24
NOTE: SECTIONS NOTED IN ITALICS ARE IN ADDITION TO THE RANGE OF BS EN 10056-1.				

UNEQUAL ANGLE (UEA)								
MARK	A	B	C	D	E	F	G	H
UEA30	UEA 30x20x3	UEA 30x20x4						
UEA40	UEA 40x20x4	UEA 40x25x4						
UEA45	UEA 45x30x4							
UEA50	UEA 50x30x5							
UEA60	UEA 60x30x5	UEA 60x40x5	UEA 60x40x6					
UEA65	UEA 65x50x5							
UEA70	UEA 70x50x6							
UEA75	UEA 75x50x6	UEA 75x50x8						
UEA80	UEA 80x40x6	UEA 80x40x8	UEA 80x60x7					
UEA100	UEA 100x50x6	UEA 100x50x8	*UEA 100x65x7*	*UEA 100x65x8*	*UEA 100x65x10*	UEA 100x75x8	UEA 100x75x10	UEA 100x75x12
UEA125	UEA 125x75x8	UEA 125x75x10	UEA 125x75x12					
UEA150	UEA 150x75x10	UEA 150x75x12	UEA 150x75x15	UEA 150x90x10	UEA 150x90x12	UEA 150x90x15		
UEA200	UEA 200x100x10	UEA 200x100x12	UEA 200x100x15	UEA 200x150x12	UEA 200x150x15	*UEA 200x150x18*		
NOTE: SECTIONS NOTED IN ITALICS ARE IN ADDITION TO THE RANGE OF BS EN 10056-1.								

ASYMMETRIC BEAMS (ASB)					
MARK	A	B	C	D	E
ASB280	280ASB74	280ASB100	280ASB105	280ASB124	280ASB136
ASB300	300ASB153	300ASB155	300ASB185	300ASB196	300ASB249

STRUCTURAL TEE FROM UNIVERSAL BEAM (UBT)								
MARK	A	B	C	D	E	F	G	H
UBT102	T 102x127x11	T 102x127x13	T 102x127x14	T 102x152x13	T 102x152x14	T 102x152x17		
UBT127	T 127x152x19	T 127x152x21	T 127x152x24	T 127x178x17	T 127x178x20			
UBT133	T 133x102x13	T 133x102x15						
UBT140	T 140x203x20	T 140x203x23	*T 140x203x27*					
UBT146	T 146x127x16	T 146x127x19	T 146x127x22					
UBT152	T 152x229x26	T 152x229x30	T 152x229x34	T 152x229x37	T 152x229x41			
UBT165	T 165x152x20	T 165x152x23	T 165x152x27	*T 165x267x33*	*T 165x267x37*	*T 165x267x43*		
UBT171	T 171x178x23	T 171x178x26	T 171x178x29	T 171x178x34				
UBT178	T 178x203x27	T 178x203x30	T 178x203x34	T 178x203x37	*T 178x203x43*	*T 178x305x41*	*T 178x305x46*	*T 178x305x50*
UBT191	T 191x229x34	T 191x229x37	T 191x229x41	T 191x229x45	T 191x229x49	*T 191x229x53*	*T 191x229x67*	*T 191x229x81*
UBT210	T 210x267x41	T 210x267x46	T 210x267x51	T 210x267x55	T 210x267x61	*T 210x267x69*		
UBT229	T 229x305x51	T 229x305x57	T 229x305x63	T 229x305x70				
UBT254	T 254xx343x63	*T 254xx343x70*	*T 254xx343x76*	*T 254xx343x85*				
UBT267	*T 267x381x67*	*T 267x381x74*	*T 267x381x87*	*T 267x381x99*				
UBT292	*T 292x419x88*	*T 292x419x97*	*T 292x419x113*					
UBT305	T 305x305x75	T 305x305x90	T 305x305x119	*T 305x457x101*	*T 305x457x112*	*T 305x457x127*		
UBT312	*T 312x267x75*	*T 312x267x91*	*T 312x267x110*	*T 312x267x136*				
NOTE: SECTIONS NOTED IN ITALICS ARE IN ADDITION TO THE RANGE OF BS EN 10365.								

STRUCTURAL TEE FROM UNIVERSAL COLUMN (UCT)								
MARK	A	B	C	D	E	F	G	H
UCT152	T 152x76x12	T 152x76x15	T 152x76x19	*T 152x76x22*	*T 152x76x26*			
UCT203	T 203x102x23	T 203x102x26	T 203x102x30	T 203x102x36	T 203x102x43	*T 203x102x50*	*T 203x102x57*	*T 203x102x64*
UCT254	T 254x127x37	T 254x127x45	T 254x127x54	T 254x127x66	T 254x127x84			
UCT305	T 305x152x49	T 305x152x59	T 305x152x69	T 305x152x79				
NOTE: SECTIONS NOTED IN ITALICS ARE IN ADDITION TO THE RANGE OF BS EN 10365.								

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NOTE:

ADDITIONAL ALLOWANCE TO BE MADE FOR STIFFENERS AND CONNECTIONS BY CONTRACTOR.

BEAM WEIGHTS ARE GROSS WEIGHTS (I.E. DO NO ACCOUNT FOR OPENINGS, WELDS, STIFFENERS AND CONNECTIONS).

NOTE:

ALLOW FOR SHEAR STUDS FOR COMPOSITE BEAM ACTION FOR ALL BEAMS THAT HAVE SLAB PASSING OVER THEM, UNLESS NOTED OTHERWISE ON SPECIFIC DRAWINGS.

Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

S3 - FOR REVIEW AND COMMENT

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STEELWORK REFERENCE SCHEDULE - SHEET 1

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	N/A	NOV'22	JC
Drawing No: 4217-RAM-ZZ-XX-DR-S-00015			Rev: P02

RECTANGULAR HOLLOW SECTION (RHS) (HOT FINISHED)																		
MARK	A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S	T
RHS50	RHS 50x30x2.9	RHS 50x30x3.2	RHS 50x30x4.0	RHS 50x30x5.0	RHS 50x30x6.3													
RHS60	RHS 60x40x2.9	RHS 60x40x3.2	RHS 60x40x4.0	RHS 60x40x5.0	RHS 60x40x6.3	*RHS 60x40x8.0*												
RHS80	RHS 80x40x2.9	RHS 80x40x3.2	RHS 80x40x4.0	RHS 80x40x5.0	RHS 80x40x6.3	RHS 80x40x8.0												
RHS90	RHS 90x50x3.2	RHS 90x50x4.0	RHS 90x50x5.0	RHS 90x50x6.3	RHS 90x50x8.0													
RHS100	RHS 100x50x3.2	RHS 100x50x4.0	RHS 100x50x5.0	RHS 100x50x6.3	RHS 100x50x8.0	RHS 100x50x10.0	RHS 100x60x3.2	RHS 100x60x4.0	RHS 100x60x5.0	RHS 100x60x6.3	RHS 100x60x8.0	RHS 100x60x10.0						
RHS120	RHS 120x60x3.6	RHS 120x60x4.0	RHS 120x60x5.0	RHS 120x60x6.3	RHS 120x60x8.0	RHS 120x60x10.0	RHS 120x80x4.0	RHS 120x80x5.0	RHS 120x80x6.3	RHS 120x80x8.0	RHS 120x80x10.0							
RHS150	RHS 150x100x5.0	RHS 150x100x6.3	RHS 150x100x8.0	RHS 150x100x10.0	RHS 150x100x12.5													
RHS160	RHS 160x80x5.0	RHS 160x80x6.3	RHS 160x80x8.0	RHS 160x80x10.0	RHS 160x80x12.5													
RHS180	*RHS 180x100x5.0*	RHS 180x100x6.3	RHS 180x100x8.0	RHS 180x100x10.0	RHS 180x100x12.5													
RHS200	RHS 200x100x5.0	RHS 200x100x6.3	RHS 200x100x8.0	RHS 200x100x10.0	RHS 200x100x12.5	RHS 200x100x16.0	RHS 200x120x5.0	RHS 200x120x6.3	RHS 200x120x8.0	RHS 200x120x10.0	RHS 200x120x12.5	RHS 200x120x16.0	*RHS 200x150x5.0*	RHS 200x150x6.3	RHS 200x150x8.0	RHS 200x150x10.0	RHS 200x150x12.5	RHS 200x150x16.0
RHS220	RHS 220x120x8.0	RHS 220x120x10.0	RHS 220x120x12.5	RHS 220x120x16.0														
RHS250	*RHS 250x100x5.0*	RHS 250x100x6.3	RHS 250x100x8.0	RHS 250x100x10.0	RHS 250x100x12.5	RHS 250x100x16.0	RHS 250x150x5.0	RHS 250x150x6.3	RHS 250x150x8.0	RHS 250x150x10.0	RHS 250x150x12.5	RHS 250x150x16.0						
RHS260	RHS 260x140x5.0	RHS 260x140x6.3	RHS 260x140x8.0	RHS 260x140x10.0	RHS 260x140x12.5	RHS 260x140x16.0												
RHS300	RHS 300x100x5.0	RHS 300x100x6.3	RHS 300x100x8.0	RHS 300x100x10.0	RHS 300x100x12.5	RHS 300x100x16.0	*RHS 300x200x5.0*	RHS 300x200x6.3	RHS 300x200x8.0	RHS 300x200x10.0	RHS 300x200x12.5	RHS 300x200x16.0	*RHS 300x250x6.3*	*RHS 300x250x8.0*	*RHS 300x250x10.0*	*RHS 300x250x12.5*	*RHS 300x250x16.0*	
RHS350	*RHS 350x150x5.0*	RHS 350x150x6.3	RHS 350x150x8.0	RHS 350x150x10.0	RHS 350x150x12.5	RHS 350x150x16.0	*RHS 350x200x6.3*	*RHS 350x200x8.0*	*RHS 350x200x10.0*	*RHS 350x200x12.5*	*RHS 350x200x16.0*	RHS 350x250x6.3	RHS 350x250x8.0	RHS 350x250x10.0	RHS 350x250x12.5	RHS 350x250x16.0		
RHS400	*RHS 400x150x6.3*	*RHS 400x150x8.0*	*RHS 400x150x10.0*	*RHS 400x150x12.5*	*RHS 400x150x16.0*	RHS 400x200x6.3	RHS 400x200x8.0	RHS 400x200x10.0	RHS 400x200x12.5	RHS 400x200x16.0	RHS 400x300x8.0	RHS 400x300x10.0	RHS 400x300x12.5	RHS 400x300x16.0				
RHS450	*RHS 450x150x8.0*	*RHS 450x150x10.0*	*RHS 450x150x12.5*	*RHS 450x150x16.0*	RHS 450x250x8.0	RHS 450x250x10.0	RHS 450x250x12.5	RHS 450x250x16.0										
RHS500	RHS 500x200x8.0	RHS 500x200x10.0	RHS 500x200x12.5	RHS 500x200x16.0	RHS 500x300x8.0	RHS 500x300x10.0	RHS 500x300x12.5	RHS 500x300x16.0										

CIRCULAR HOLLOW SECTION (CHS) (HOT FINISHED)							
MARK	A	B	C	D	E	F	G
CHS21	CHS 21.3x3.2						
CHS26	CHS 26.9x3.2						
CHS33	CHS 33.7x3.2	CHS 33.7x4.0					
CHS42	CHS 42.4x3.2	CHS 42.4x4.0					
CHS48	CHS 48.3x3.2	CHS 48.3x4.0	CHS 48.3x5.0	CHS 48.3x6.3			
CHS60	CHS 60.3x3.2	CHS 60.3x4.0	CHS 60.3x5.0	CHS 60.3x6.3	*CHS 60.3x8.0*		
CHS76	CHS 76.1x2.9	CHS 76.1x3.2	CHS 76.1x4.0	CHS 76.1x5.0	CHS 76.1x6.3	*CHS 76.1x8.0*	
CHS88	CHS 88.9x3.2	CHS 88.9x4.0	CHS 88.9x5.0	CHS 88.9x6.3	*CHS 88.9x8.0*	CHS 88.9x10.0	
CHS114	CHS 114.3x3.6	CHS 114.3x4.0	CHS 114.3x5.0	CHS 114.3x6.3	*CHS 114.3x8.0*	CHS 114.3x10.0	
CHS139	*CHS 139.7x3.6*	*CHS 139.7x4.0*	CHS 139.7x5.0	CHS 139.7x6.3	CHS 139.7x8.0	CHS 139.7x10.0	
CHS168	CHS 168.3x5.0	CHS 168.3x6.3	CHS 168.3x8.0	CHS 168.3x10.0	CHS 168.3x12.5		
CHS193	CHS 193.7x5.0	CHS 193.7x6.3	CHS 193.7x8.0	CHS 193.7x10.0	CHS 193.7x12.5	*CHS 193.7x16.0*	
CHS219	CHS 219.1x5.0	CHS 219.1x6.3	CHS 219.1x8.0	CHS 219.1x10.0	CHS 219.1x12.5	CHS 219.1x16.0	
CHS244	*CHS 244.5x5.0*	*CHS 244.5x6.3*	*CHS 244.5x8.0*	*CHS 244.5x10.0*	*CHS 244.5x12.5*	*CHS 244.5x16.0*	
CHS273	CHS 273x5.0	CHS 273x6.3	CHS 273x8.0	CHS 273x10.0	CHS 273x12.5	CHS 273x16.0	
CHS323	*CHS 323.9x5.0*	CHS 323.9x6.3	CHS 323.9x8.0	CHS 323.9x10.0	CHS 323.9x12.5	CHS 323.9x16.0	
CHS355	*CHS 355.6x6.3*	*CHS 355.6x8.0*	*CHS 355.6x10.0*	*CHS 355.6x12.5*	*CHS 355.6x16.0*		
CHS406	CHS 406.4x10.0	CHS 406.4x12.5	CHS 406.4x16.0				
CHS457	CHS 457x10.0	CHS 457x12.5	CHS 457x16.0				
CHS508	CHS 508x10.0	CHS 508x12.5	CHS 508x16.0				

SQUARE HOLLOW SECTION (SHS) (HOT FINISHED)							
MARK	A	B	C	D	E	F	G
SHS40	SHS 40x40x2.9	SHS 40x40x3.2	SHS 40x40x4.0	SHS 40x40x5.0	SHS 40x40x6.3		
SHS50	SHS 50x50x2.9	SHS 50x50x3.2	SHS 50x50x4.0	SHS 50x50x5.0	SHS 50x50x6.3	*SHS 50x50x8.0*	
SHS60	SHS 60x60x2.9	SHS 60x60x3.2	SHS 60x60x4.0	SHS 60x60x5.0	SHS 60x60x6.3	SHS 60x60x8.0	
SHS70	SHS 70x70x3.2	SHS 70x70x4.0	SHS 70x70x5.0	SHS 70x70x6.3	SHS 70x70x8.0		
SHS80	SHS 80x80x3.2	SHS 80x80x4.0	SHS 80x80x5.0	SHS 80x80x6.3	SHS 80x80x8.0	SHS 80x80x10.0	
SHS90	SHS 90x90x4.0	SHS 90x90x5.0	SHS 90x90x6.3	SHS 90x90x8.0	SHS 90x90x10.0		
SHS100	SHS 100x100x4.0	SHS 100x100x5.0	SHS 100x100x6.3	SHS 100x100x8.0	SHS 100x100x10.0		
SHS120	SHS 120x120x5.0	SHS 120x120x6.3	SHS 120x120x8.0	SHS 120x120x10.0	SHS 120x120x12.5		
SHS140	SHS 140x140x5.0	SHS 140x140x6.3	SHS 140x140x8.0	SHS 140x140x10.0	SHS 140x140x12.5	SHS 140x140x16.0	
SHS150	SHS 150x150x5.0	SHS 150x150x6.3	SHS 150x150x8.0	SHS 150x150x10.0	SHS 150x150x12.5	SHS 150x150x16.0	
SHS160	SHS 160x160x5.0	SHS 160x160x6.3	SHS 160x160x8.0	SHS 160x160x10.0	SHS 160x160x12.5	SHS 160x160x16.0	
SHS180	SHS 180x180x6.3	SHS 180x180x8.0	SHS 180x180x10.0	SHS 180x180x12.5	SHS 180x180x16.0		
SHS200	SHS 200x200x5.0	SHS 200x200x6.3	SHS 200x200x8.0	SHS 200x200x10.0	SHS 200x200x12.5	SHS 200x200x16.0	
SHS250	*SHS 250x250x5.0*	SHS 250x250x6.3	SHS 250x250x8.0	SHS 250x250x10.0	SHS 250x250x12.5	SHS 250x250x16.0	
SHS300	SHS 300x300x6.3	SHS 300x300x8.0	SHS 300x300x10.0	SHS 300x300x12.5	SHS 300x300x16.0		
SHS350	SHS 350x350x8.0	SHS 350x350x10.0	SHS 350x350x12.5	SHS 350x350x16.0			
SHS400	SHS 400x400x8.0	SHS 400x400x10.0	SHS 400x400x12.5	SHS 400x400x16.0			

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NOTE:

ADDITIONAL ALLOWANCE TO BE MADE FOR STIFFENERS AND CONNECTIONS BY CONTRACTOR.

BEAM WEIGHTS ARE GROSS WEIGHTS (I.E. DO NO ACCOUNT FOR OPENINGS, WELDS, STIFFENERS AND CONNECTIONS).

NOTE:

ALLOW FOR SHEAR STUDS FOR COMPOSITE BEAM ACTION FOR ALL BEAMS THAT HAVE SLAB PASSING OVER THEM, UNLESS NOTED OTHERWISE ON SPECIFIC DRAWINGS.

Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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THE GEORGE HOTEL
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RAMBOLL

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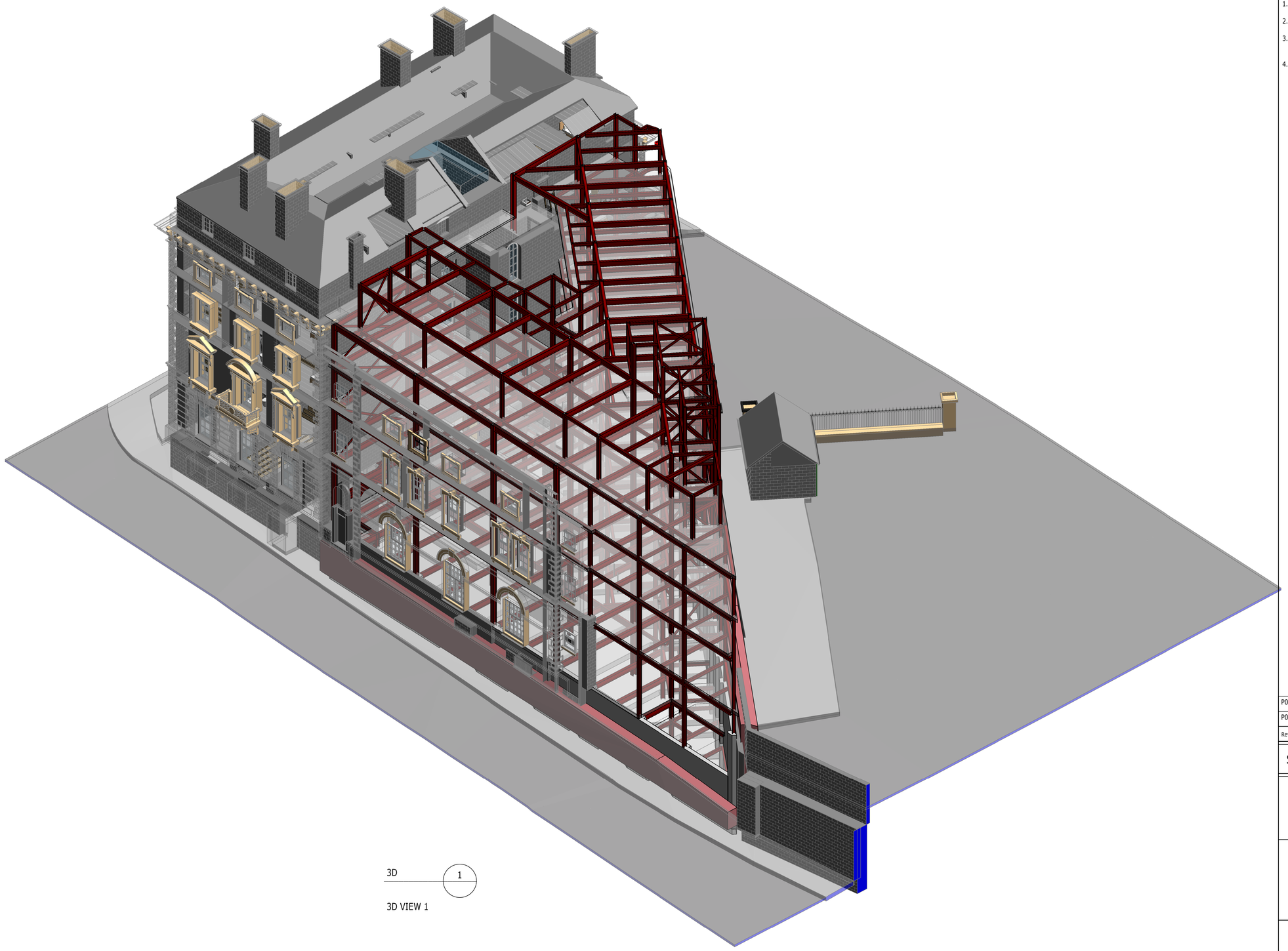
STEELWORK REFERENCE SCHEDULE - SHEET 2

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	N/A	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-XX-DR-S-00016	P02



3D 1

3D VIEW 1

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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

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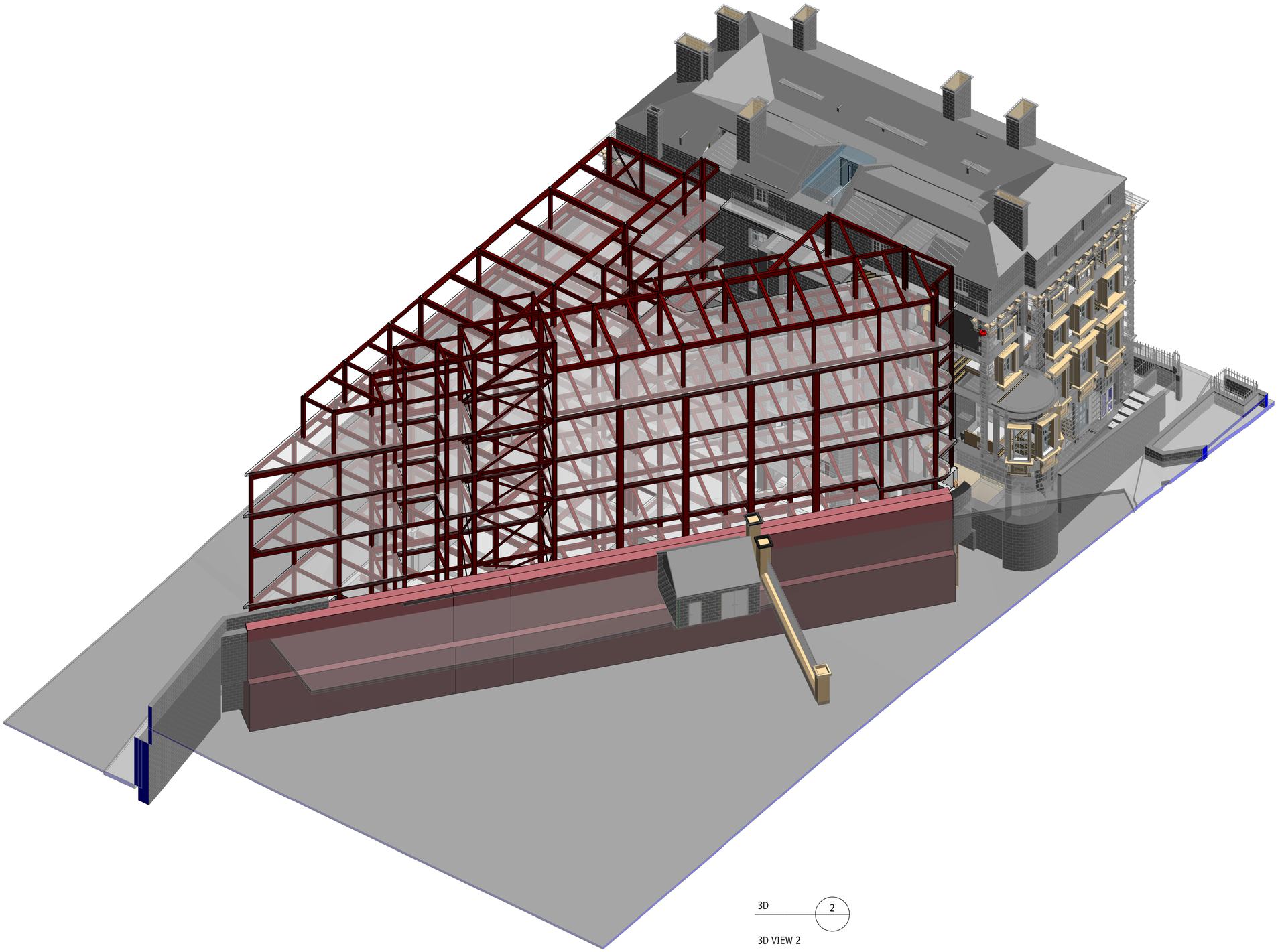
3D ISOMETRIC VIEWS SHEET 1

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	NTS	NOV'22	JC

Drawing No: 4217-RAM-ZZ-ZZ-DR-S-00030

Rev: P02



3D 2

3D VIEW 2

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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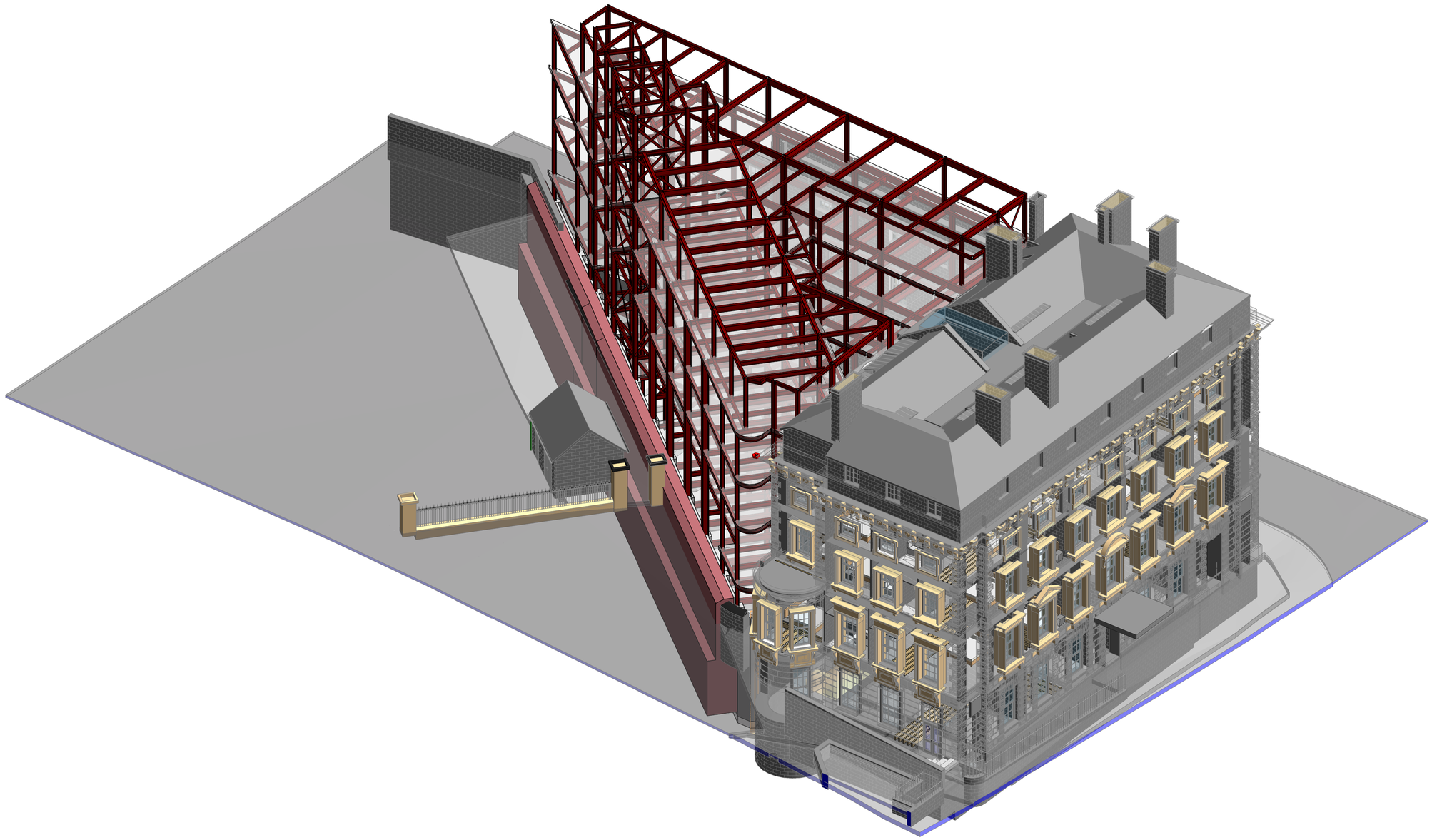
3D ISOMETRIC VIEWS SHEET 2

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	NTS	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00031	P02



3D 3

3D VIEW 3

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P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

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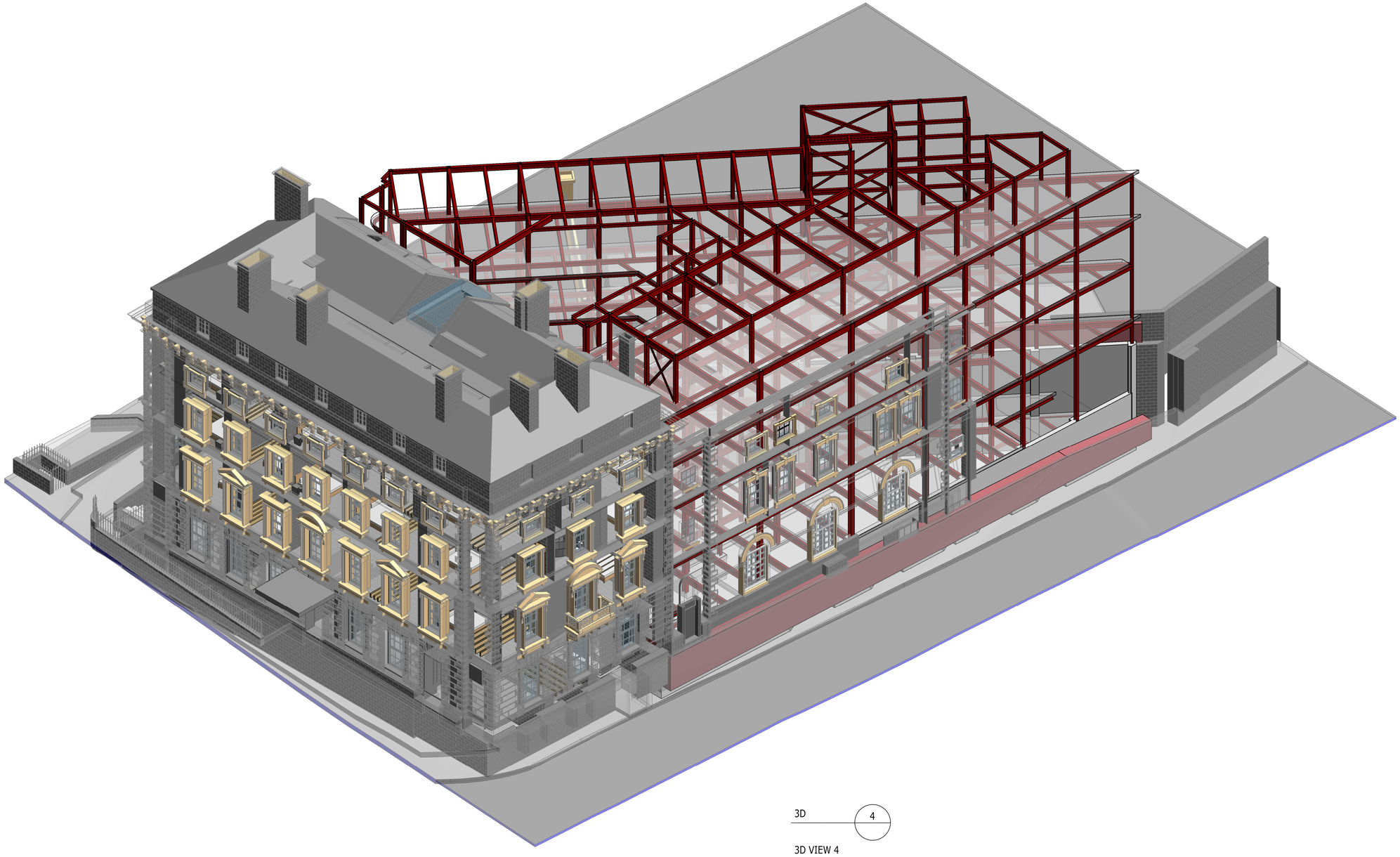
3D ISOMETRIC VIEWS SHEET 3

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	NTS	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00032	P02



3D 4

3D VIEW 4

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
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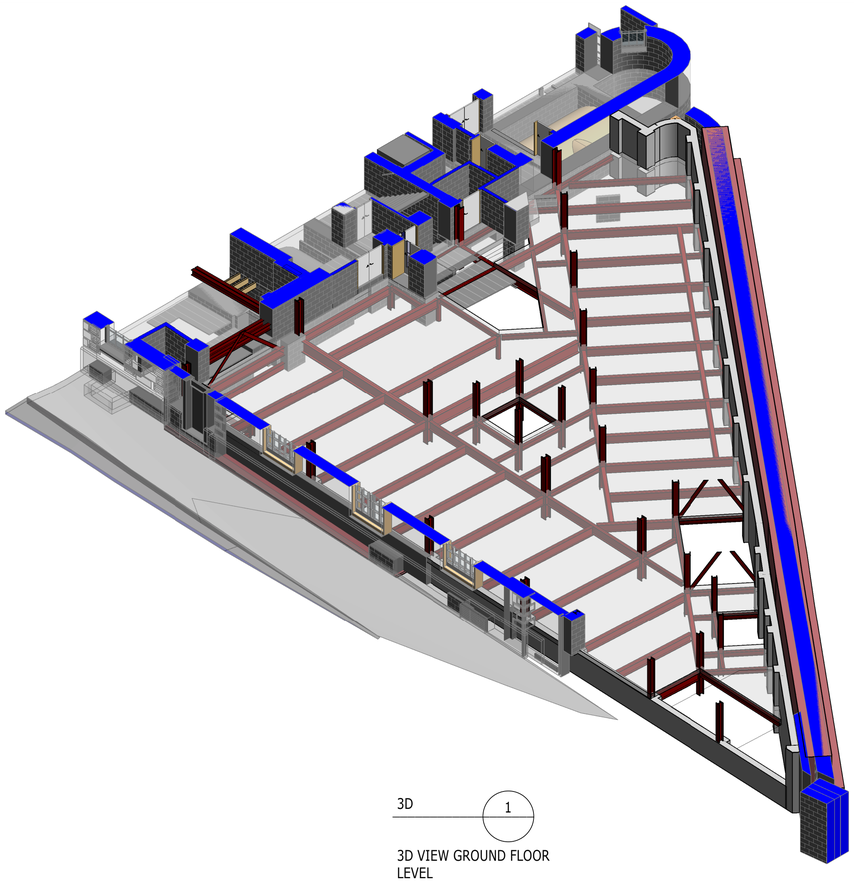
3D ISOMETRIC VIEWS SHEET 4

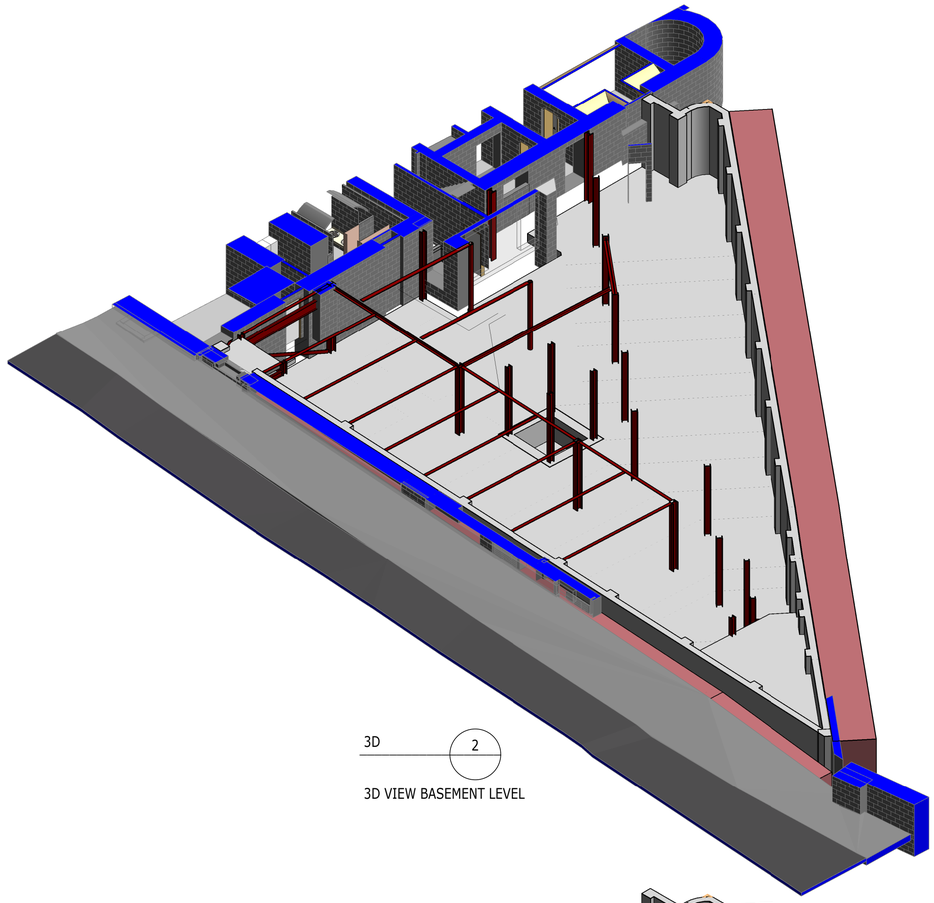
Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	NTS	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00033	P02



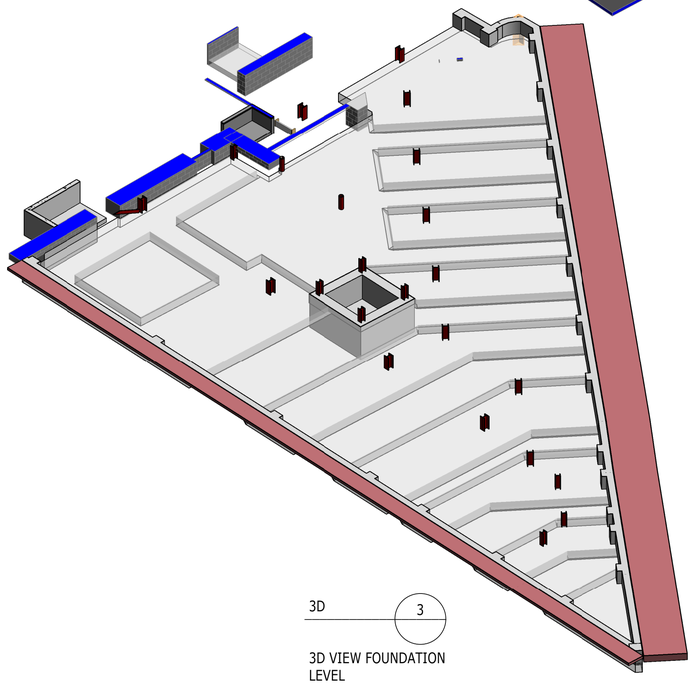
3D 1

3D VIEW GROUND FLOOR LEVEL



3D 2

3D VIEW BASEMENT LEVEL



3D 3

3D VIEW FOUNDATION LEVEL

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Rev	Description	Date	By	Chk	App
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P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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3D ISOMETRIC VIEWS SHEET 5

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	NTS	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00034	P02

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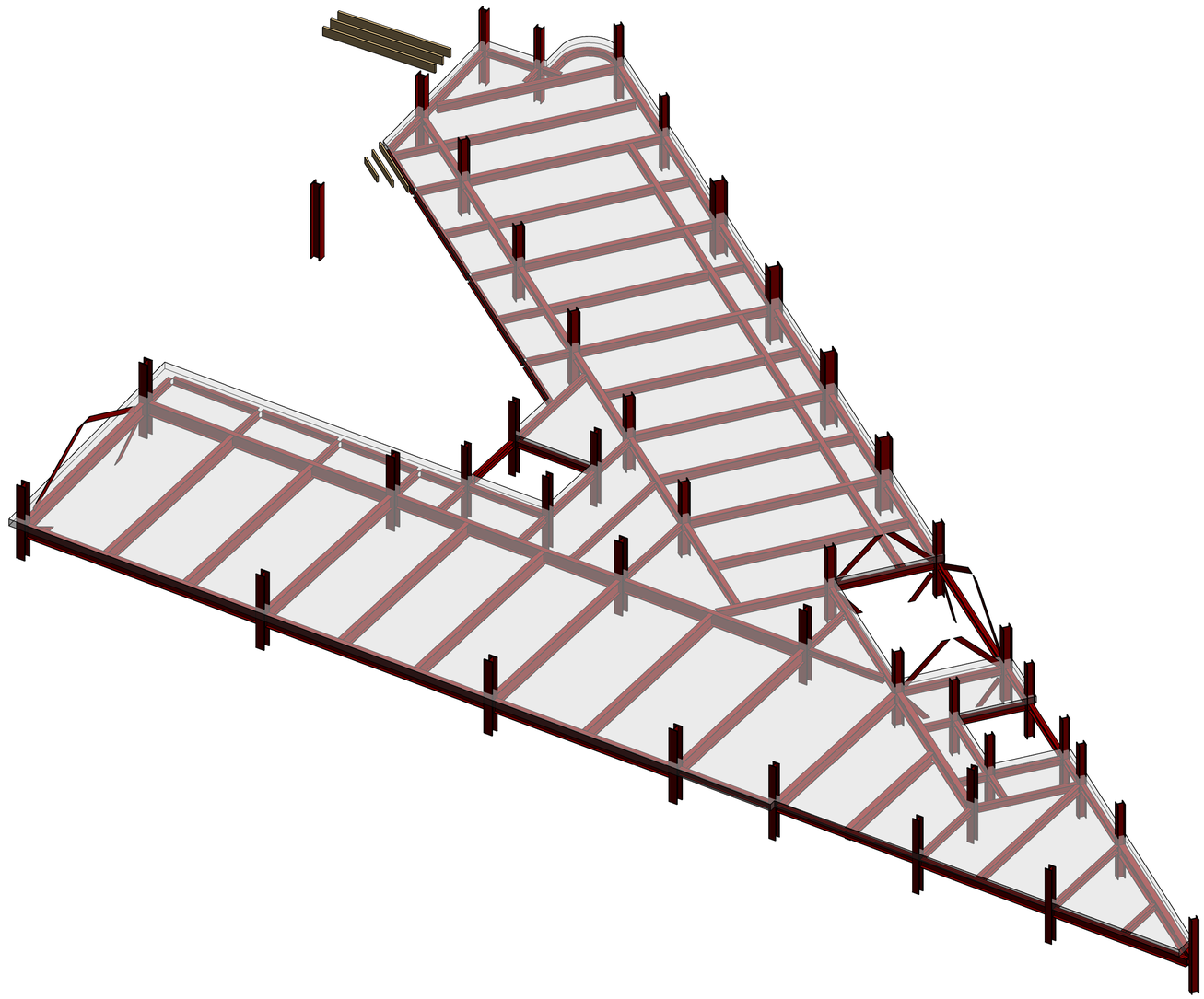

3D 1

3D VIEW TYPICAL FLOOR LEVEL

Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
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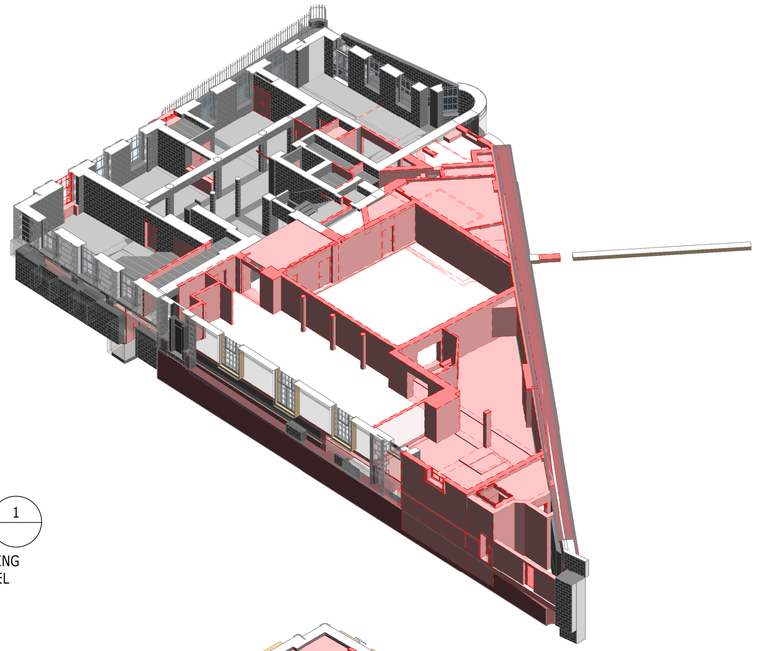
3D ISOMETRIC VIEWS SHEET 6 TYPICAL FLOOR

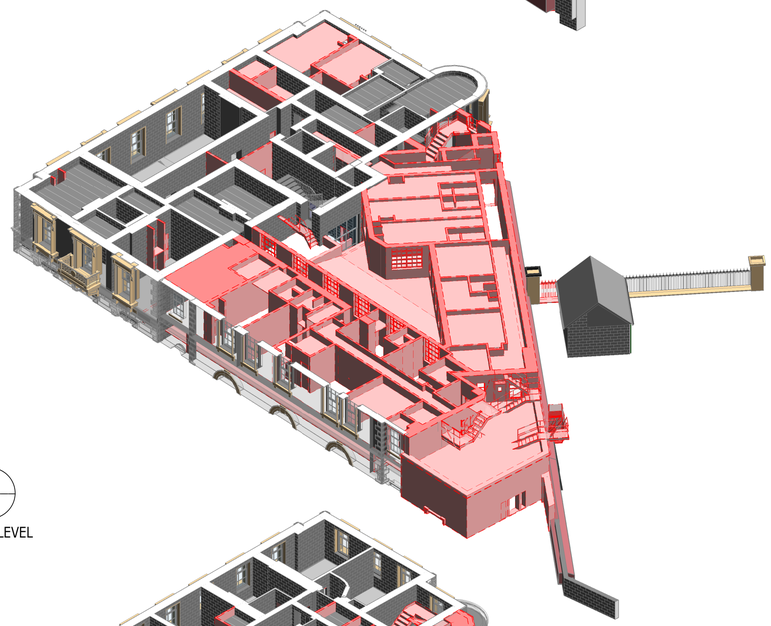
Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	NTS	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00035	P02



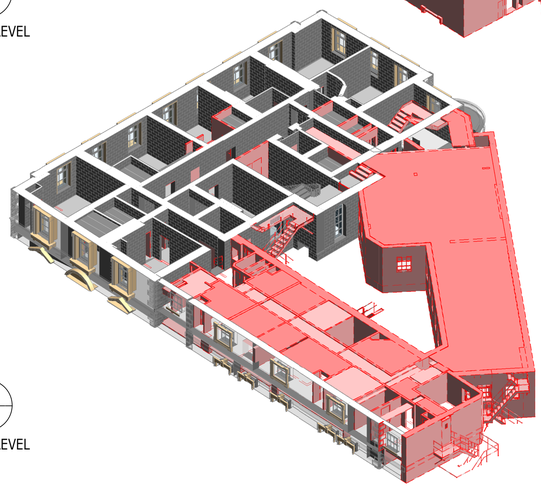
3D 1

3D VIEW EXISTING BASEMENT LEVEL DEMOLITION



3D 2

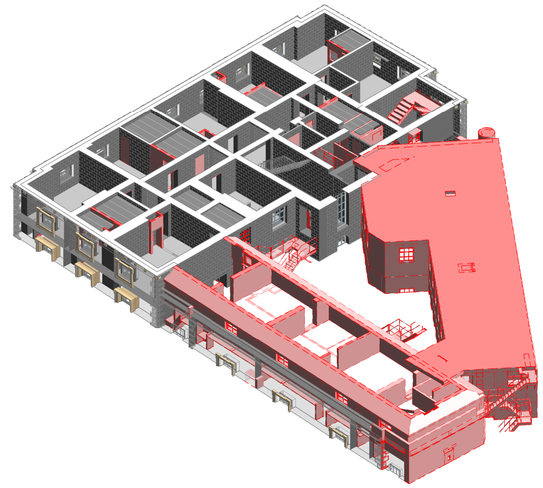
3D VIEW EXISTING LEVEL 00 DEMOLITION



3D 3

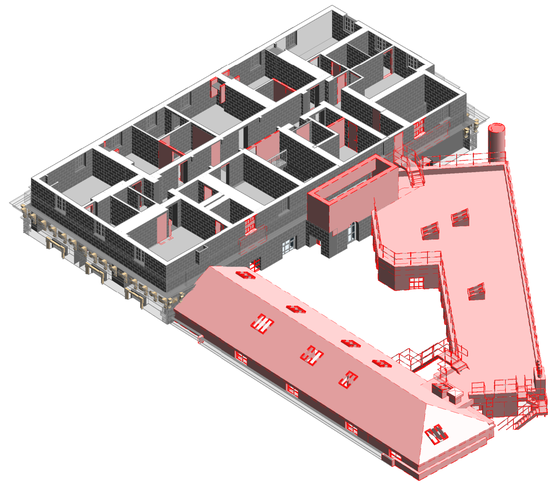
3D VIEW EXISTING LEVEL 01 DEMOLITION

VIBRATION MONITORING TO BE IN PLACE THROUGHOUT DURATION OF THE WORKS TO ENSURE INTEGRITY OF EXISTING STRUTURES TO REMAIN DO NOT BECOME COMPRISEMISED. VIBRATION LEVELS TO BE CONFIRMED.



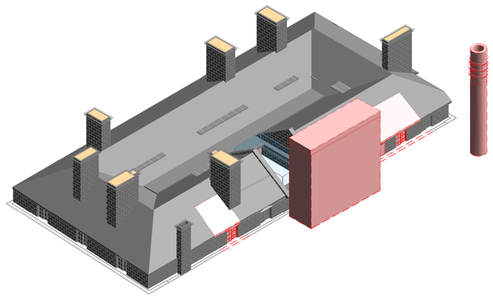
3D 4

3D VIEW EXISTING LEVEL 02 DEMOLITION



3D 5

3D VIEW EXISTING LEVEL 03 DEMOLITION



3D 6

3D VIEW EXISTING ROOF DEMOLITION

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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

S3 - FOR REVIEW AND COMMENT

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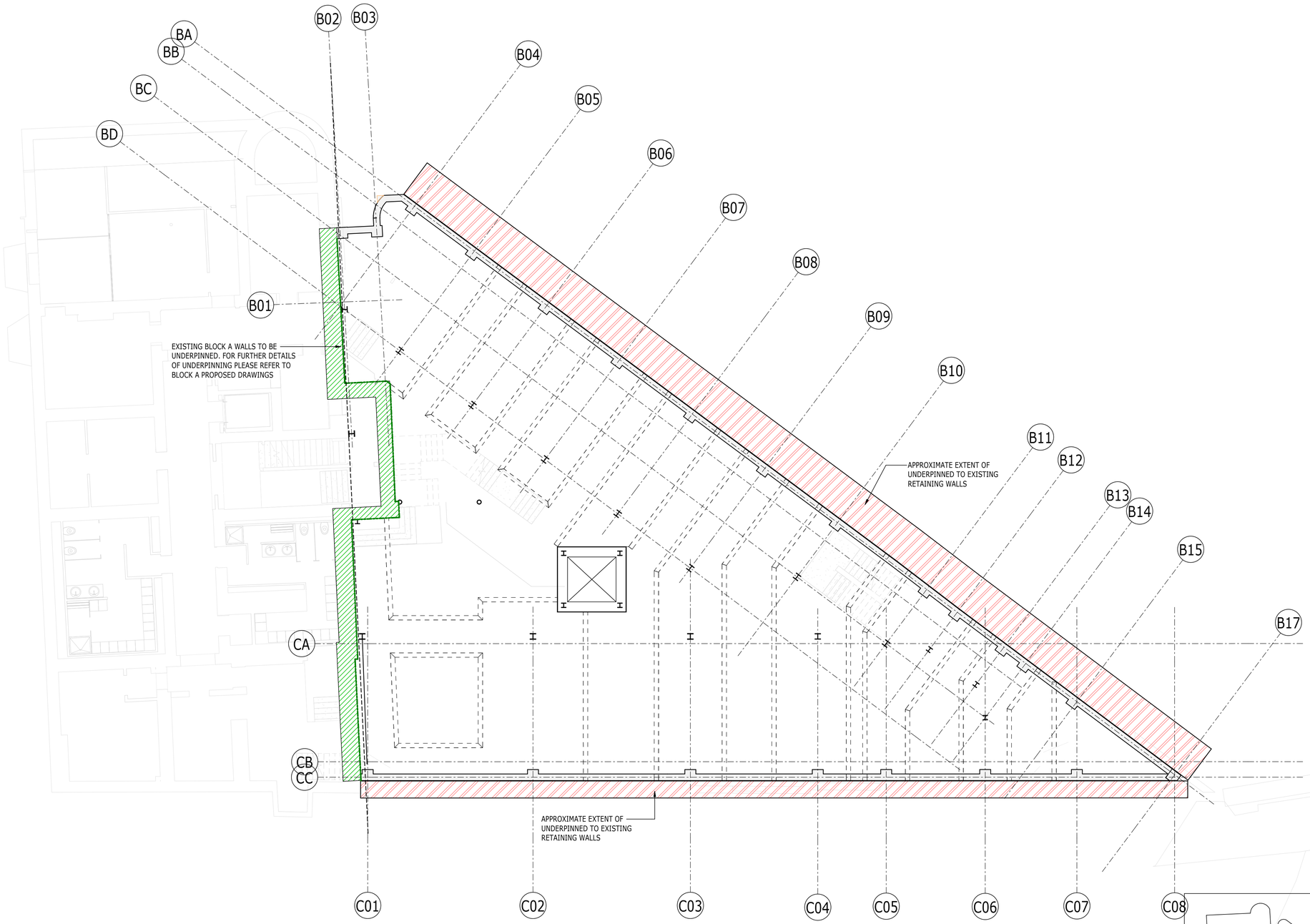
3D ISOMETRIC VIEWS SHEET 7 DEMOLITION

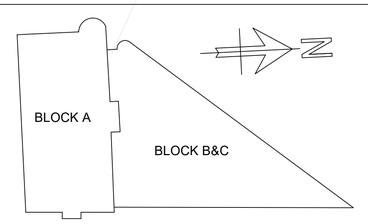
Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	NTS	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00036	P02



PLAN FN
1 : 100

EX FOUNDATION UNDERPINNING



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DIMENSIONS AND SETTING OUT TO BE CONFIRMED BY ARCHITECT

FOR TYPICAL UNDERPINNING DETAILS REFER TO DRAWING 4217-RAM-ZZ-FN-DR-S-00561

THESE NOTES ARE BASED ON THE USE OF EXPERIENCED AND COMPETENT CONTRACTORS CARRYING OUT THE WORK USING AN APPROVED SAFE METHOD OF WORKING

WHERE RAMBOLL CDM HAZARD SYMBOLS (SUMMARIZED BELOW) ARE FOUND ON THE DRAWINGS, REFERENCE MUST BE MADE TO XXXX-XXX-XX-XX-XX-X-XXXXX. CHECK THE UNIQUE CDM ID IN THE TEXT NEXT TO THE SYMBOL FORMATTED: RAM-###

- INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION
- INDICATES A RESIDUAL RISK FOR INFORMATION
- INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION
- INDICATES A RESIDUAL RISK AS A WARNING

Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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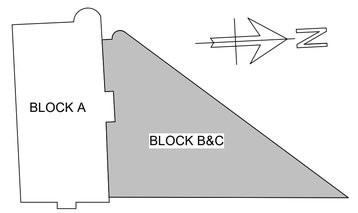
EXISITNG FOUNDATION EXTENT OF UNERPINNING GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-FN-DR-S-00090 Rev: P02

PLAN B1 S-00110
1 : 100

BLOCK B&C - LEVEL B1



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5. FOR GENERAL NOTES DRAWING REFER TO DRAWING No. 4217-RAM-ZZ-XX-DR-S-0010
6. FOR MEMBER SCHEDULES REFER TO DRAWING No. 4217-RAM-ZZ-XX-DR-S-0015
7. SEPERATE ALLOWANCES TO BE MADE FOR THE FOLLOWING:
   - ALL STEEL TO STEEL AND STEEL TO CONCRETE CONNECTIONS AND SPLICES
   - FACADE FIXINGS
   - TRANSFER BEAMS
   - STIFFENER PLATES AROUND BEAM WEB OPENINGS
   - STEEL COLUMNS

LEGEND

450mm RC SLAB THICKENING. THICKENING FOUNDED ON TBC WITH AN ALLOWABLE BEARING PRESSURE OF TBC

250mm RC SLAB FOUNDED ON TBC WITH AN ALLOWABLE BEARING PRESSURE OF TBC

ALL FOUNDATIONS SHOWN ARE ON HOLD PENDING RECEIPT OF PHASE 2 GROUND INVESTIGATION REPORT. DO NOT PRICE/COST FOUNDATIONS SHOWN ON THIS DRAWING.

RC SUMP PIT FOR DRAINED CAVITY WATERPROOFING SYSTEMS TBC

DIMENSIONS AND SETTING OUT TO BE CONFIRMED BY ARCHITECT

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- INDICATES A RESIDUAL RISK AS A WARNING

Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

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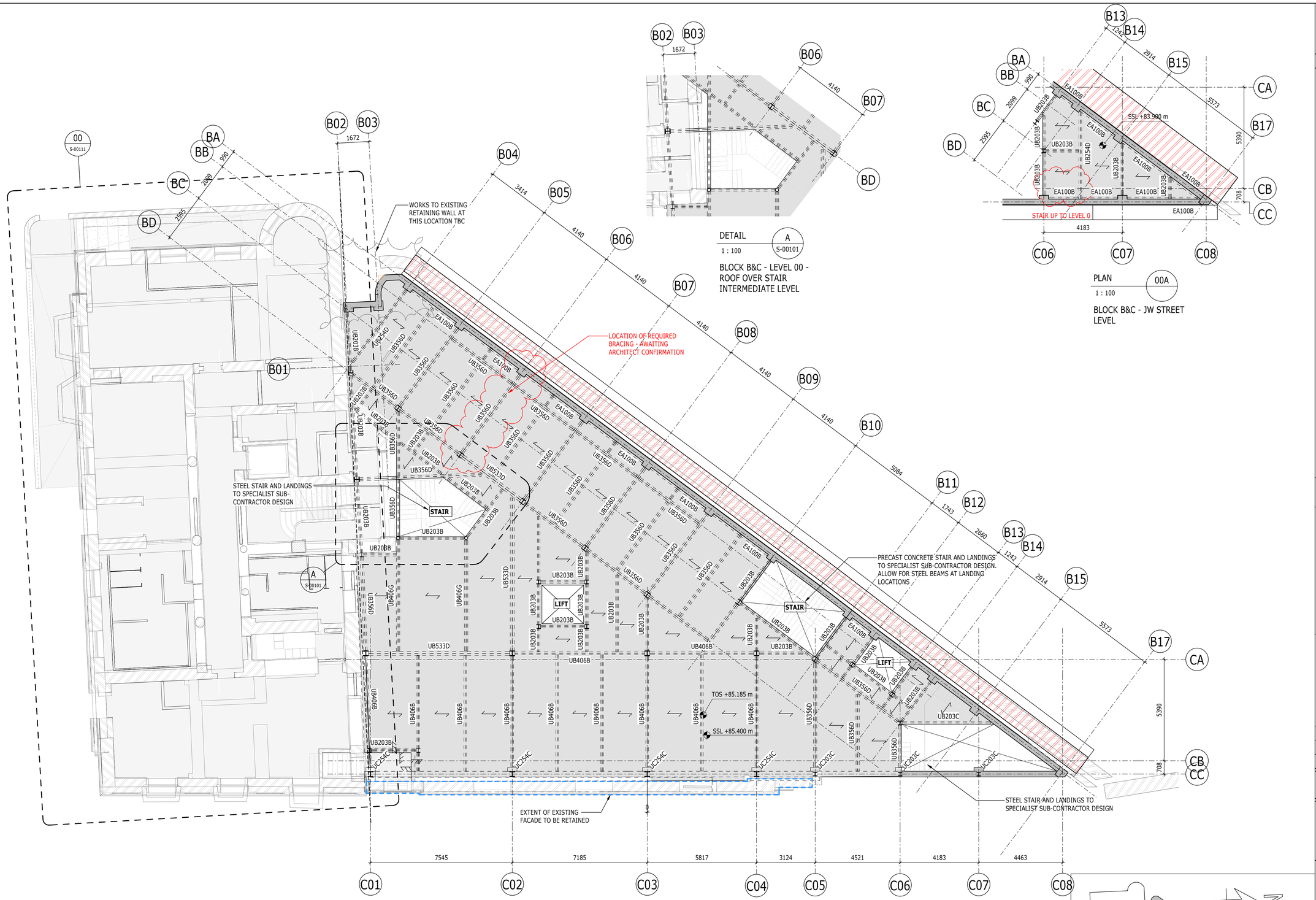
BLOCKS B & C BASEMENT GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	OCT'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-B1-DR-S-00100	P02



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6. FOR MEMBER SCHEDULES REFER TO DRAWING No. 4217-RAM-ZZ-XX-DR-S-0015 & S-0016
7. SEPERATE ALLOWANCES TO BE MADE FOR THE FOLLOWING:
   - ALL STEEL TO STEEL AND STEEL TO CONCRETE CONNECTIONS AND SPLICES
   - FACADE FIXINGS
   - TRANSFER BEAMS
   - STIFFENER PLATES AROUND BEAM WEB OPENINGS
   - STEEL COLUMNS

LEGEND

- DENOTES SPAN DIRECTION OF 140mm THICK COMPOSITE METAL DECK SLAB (WITH 75mm SCREED) ON SMD TR60+ 1.0 GAUGE METAL DECKING
- DENOTES SPAN DIRECTION OF 140mm THICK COMPOSITE METAL DECK SLAB ON SMD TR60 + 1.0 GAUGE METAL DECKING
- DENOTES MOMENT CONNECTION
- TIMBER INFILL

INABEYANCE / TO BE CONFIRMED

- BUILDERSWORK HOLES
- UPSTANDS
- MOMENT CONNECTION
- OPTIMISATION OF STEELWORK FOR FIRE DESIGN

DIMENSIONS AND SETTING OUT TO BE CONFIRMED BY ARCHITECT

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- INDICATES A RESIDUAL RISK FOR INFORMATION
- INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION
- INDICATES A RESIDUAL RISK AS A WARNING

Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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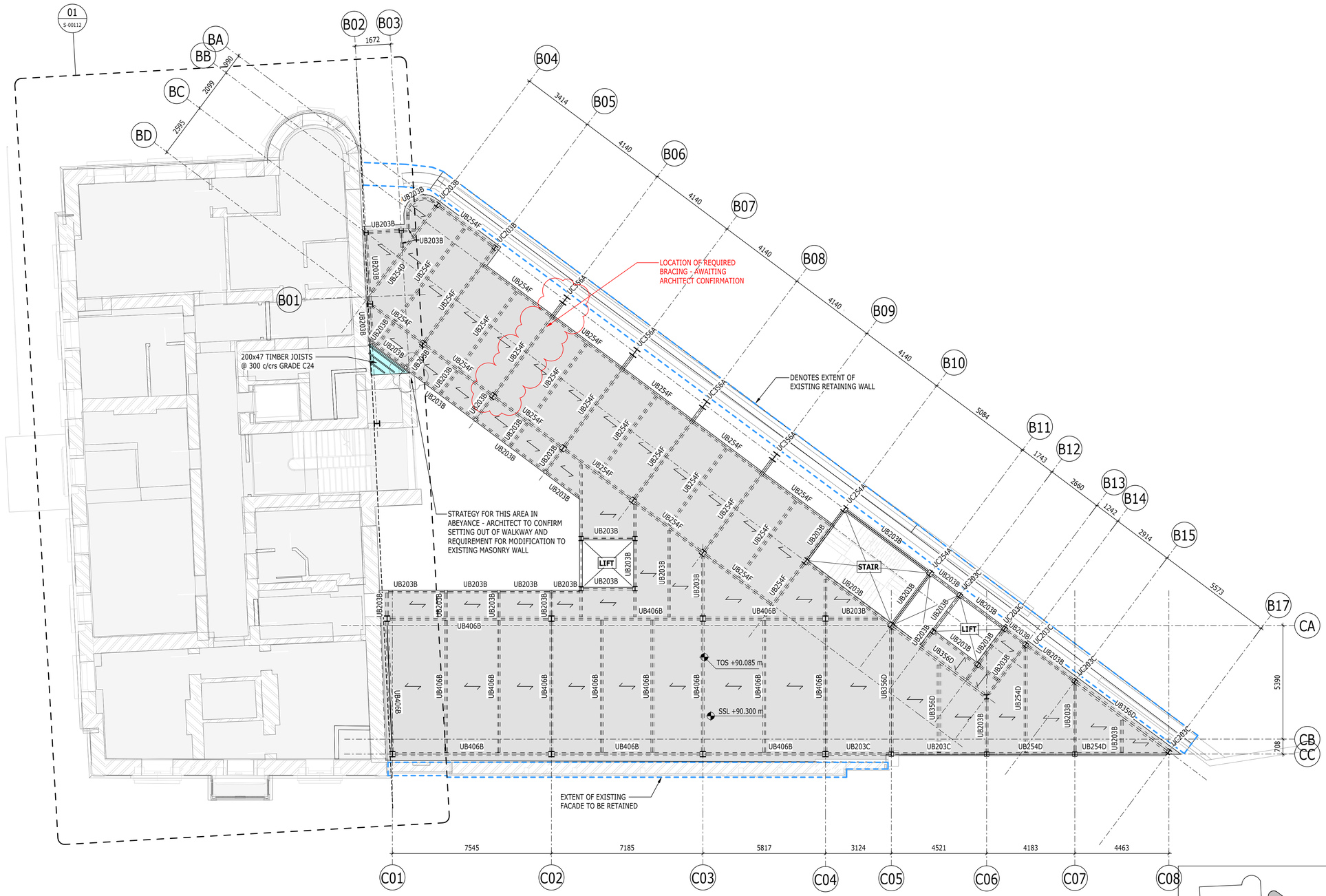
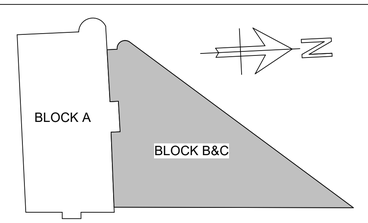
BLOCKS B & C GROUND FLOOR GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	OCT'22	JC

Drawing No: 4217-RAM-ZZ-00-DR-S-00101 Rev: P02



PLAN 01 / S-00206
1 : 100
BLOCK B&C - LEVEL 01



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6. FOR MEMBER SCHEDULES REFER TO DRAWING No. 4217-RAM-ZZ-XX-DR-S-0015 & S-0016
7. SEPERATE ALLOWANCES TO BE MADE FOR THE FOLLOWING:
   - ALL STEEL TO STEEL AND STEEL TO CONCRETE CONNECTIONS AND SPLICES
   - FACADE FIXINGS
   - TRANSFER BEAMS
   - STIFFENER PLATES AROUND BEAM WEB OPENINGS
   - STEEL COLUMNS

LEGEND

- DENOTES SPAN DIRECTION OF 140mm THICK COMPOSITE METAL DECK SLAB (WITH 75mm SCREED) ON SMD TR60+ 1.0 GAUGE METAL DECKING
- DENOTES SPAN DIRECTION OF 140mm THICK COMPOSITE METAL DECK SLAB ON SMD TR60 + 1.0 GAUGE METAL DECKING
- DENOTES MOMENT CONNECTION
- TIMBER INFILL

INABEYANCE / TO BE CONFIRMED

- BUILDERSWORK HOLES
- UPSTANDS
- MOMENT CONNECTION
- OPTIMISATION OF STEELWORK FOR FIRE DESIGN

DIMENSIONS AND SETTING OUT TO BE CONFIRMED BY ARCHITECT

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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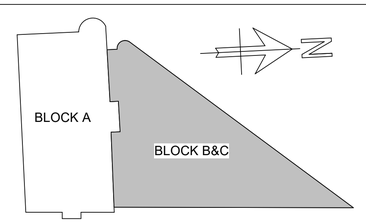
BLOCKS B & C FIRST FLOOR GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	OCT'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-01-DR-S-00102	P02

PLAN 02 / S-00300
1 : 100
BLOCK B&C - LEVEL 02



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   - FACADE FIXINGS
   - TRANSFER BEAMS
   - STIFFENER PLATES AROUND BEAM WEB OPENINGS
   - STEEL COLUMNS

LEGEND

- DENOTES SPAN DIRECTION OF 140mm THICK COMPOSITE METAL DECK SLAB (WITH 75mm SCREED) ON SMD TR60+ 1.0 GAUGE METAL DECKING
- DENOTES SPAN DIRECTION OF 140mm THICK COMPOSITE METAL DECK SLAB ON SMD TR60 + 1.0 GAUGE METAL DECKING
- DENOTES MOMENT CONNECTION
- TIMBER INFILL

INABEYANCE / TO BE CONFIRMED

- BUILDERSWORK HOLES
- UPSTANDS
- MOMENT CONNECTION
- OPTIMISATION OF STEELWORK FOR FIRE DESIGN

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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

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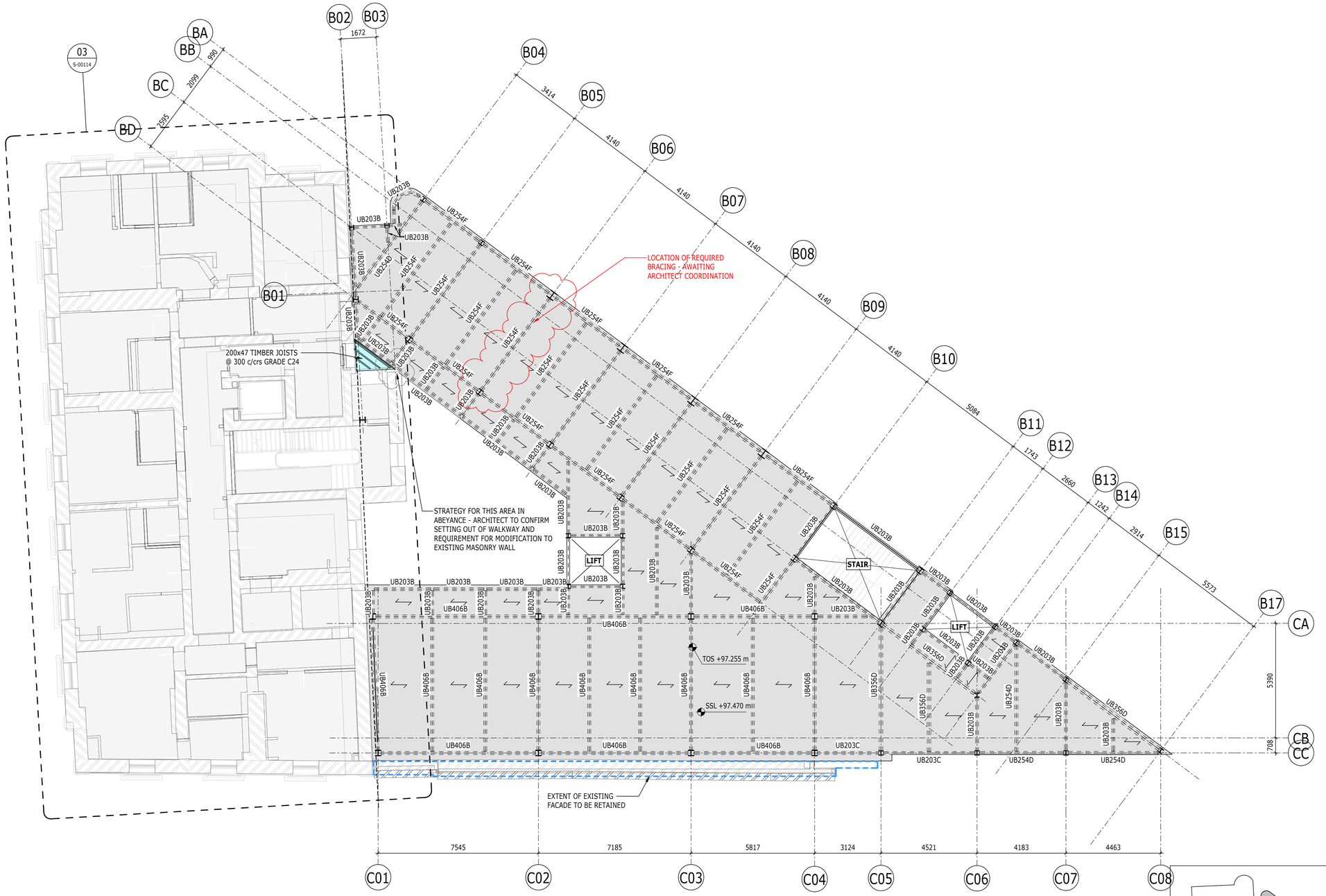
BLOCKS B & C
SECOND FLOOR GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	OCT'22	JC

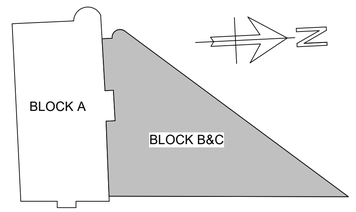
Drawing No:	Rev:
4217-RAM-ZZ-02-DR-S-00103	P02



PLAN 03 S-00300

1 : 100

BLOCK B&C - LEVEL 03



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6. FOR MEMBER SCHEDULES REFER TO DRAWING No. 4217-RAM-ZZ-XX-DR-S-0015 & S-0016
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LEGEND

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- DENOTES SPAN DIRECTION OF 140mm THICK COMPOSITE METAL DECK SLAB ON SMD TR60 + 1.0 GAUGE METAL DECKING
- DENOTES MOMENT CONNECTION
- TIMBER INFILL

INABEYANCE / TO BE CONFIRMED

- BUILDERSWORK HOLES
- UPSTANDS
- MOMENT CONNECTION
- OPTIMISATION OF STEELWORK FOR FIRE DESIGN

DIMENSIONS AND SETTING OUT TO BE CONFIRMED BY ARCHITECT

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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BLOCKS B & C
THIRD FLOOR GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	OCT'22	JC

Drawing No: 4217-RAM-ZZ-03-DR-S-00104 Rev: P02

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   - STEEL COLUMNS

LEGEND

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- DENOTES SPAN DIRECTION OF 140mm THICK COMPOSITE METAL DECK SLAB ON SMD TR60 + 1.0 GAUGE METAL DECKING
- DENOTES MOMENT CONNECTION
- TIMBER INFILL

INABEYANCE / TO BE CONFIRMED

- BUILDERSWORK HOLES
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DIMENSIONS AND SETTING OUT TO BE CONFIRMED BY ARCHITECT

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- INDICATES A RESIDUAL RISK FOR INFORMATION
- INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION
- INDICATES A RESIDUAL RISK AS A WARNING

Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL
HUDDERSFIELD

RAMBOLL
tel 01244 311855 chester@ramboll.co.uk
www.ramboll.co.uk

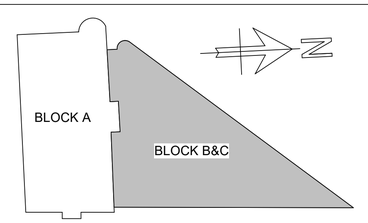
BLOCKS B & C
FOURTH FLOOR GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	OCT'22	JC

Drawing No: 4217-RAM-ZZ-04-DR-S-00105 Rev: P02

PLAN 04 S-00300
1 : 100

BLOCK B&C - LEVEL 04



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5. FOR GENERAL NOTES DRAWING REFER TO DRAWING No. 4217-RAM-ZZ-XX-DR-S-0010
6. FOR MEMBER SCHEDULES REFER TO DRAWING No. 4217-RAM-ZZ-XX-DR-S-0015 & S-0016
7. SEPERATE ALLOWANCES TO BE MADE FOR THE FOLLOWING:
   - ALL STEEL TO STEEL AND STEEL TO CONCRETE CONNECTIONS AND SPLICES
   - FACADE FIXINGS
   - TRANSFER BEAMS
   - STIFFENER PLATES AROUND BEAM WEB OPENINGS
   - STEEL COLUMNS

LEGEND

- DENOTES SPAN DIRECTION OF 140mm THICK COMPOSITE METAL DECK SLAB (WITH 75mm SCREED) ON SMD TR60+ 1.0 GAUGE METAL DECKING
- DENOTES SPAN DIRECTION OF 140mm THICK COMPOSITE METAL DECK SLAB ON SMD TR60 + 1.0 GAUGE METAL DECKING
- DENOTES MOMENT CONNECTION
- TIMBER INFILL

INABEYANCE / TO BE CONFIRMED

- BUILDERSWORK HOLES
- UPSTANDS
- MOMENT CONNECTION
- OPTIMISATION OF STEELWORK FOR FIRE DESIGN

DIMENSIONS AND SETTING OUT TO BE CONFIRMED BY ARCHITECT

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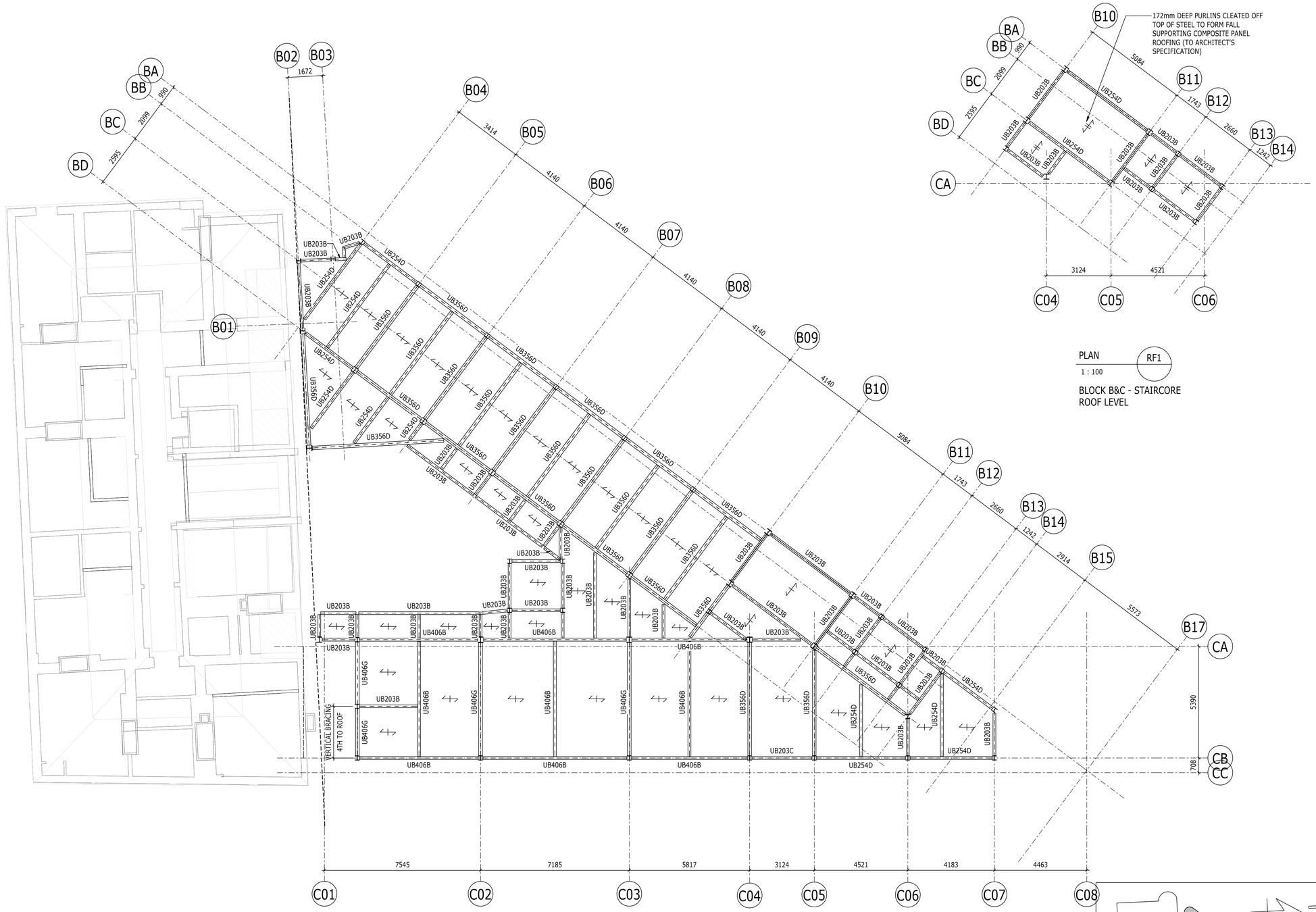
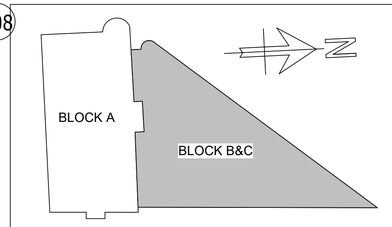


PLAN RF
1 : 100 S-00116

BLOCK B&C - RF LEVEL

PLAN RF1
1 : 100

BLOCK B&C - STAIRCORE ROOF LEVEL



KEYPLAN

Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL HUDDERSFIELD

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BLOCKS B & C ROOF GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	OCT'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-RF-DR-S-00106	P02

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TEMPORARY STABILITY OF THE WORKS AND ANY OTHER BUILDINGS, STRUCTURES, EXCAVATIONS OR FEATURES AFFECTED BY THE WORKS. THE CONTRACTOR SHALL ENSURE NO PART OF THE WORKS AND ANY OTHER BUILDINGS, STRUCTURES OR FEATURES AFFECTED BY THE WORKS ARE OVERSTRESSED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.

STRUCTURAL STEELWORK SHOWN ON PLAN INDICATIVELY. IT SHOULD BE NOTED THAT STEELWORK TO BE ABOVE THE LEVEL OF THE PROPOSED OPENING.

BASEMENT FLOOR SLAB REPLACEMENT STRATEGY AND ASSOCIATED WATERPOOFING/MOISTURE CONTROL TO BE CONFIRMED BY THE ARCHITECT

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT RAMBOLL DEMOLITION DRAWINGS:

4217-RAM-ZZ-B1-DR-S-00160
4217-RAM-ZZ-00-DR-S-00161
4217-RAM-ZZ-01-DR-S-00162
4217-RAM-ZZ-02-DR-S-00163
4217-RAM-ZZ-03-DR-S-00164
4217-RAM-ZZ-04-DR-S-00165
4217-RAM-ZZ-RF-DR-S-00166

SIZE AND SETTING OUT OF ALL BUILDERSWORK OPENINGS TO BE CONFIRMED BY ARCHITECT AND MECHANICAL ENGINEER

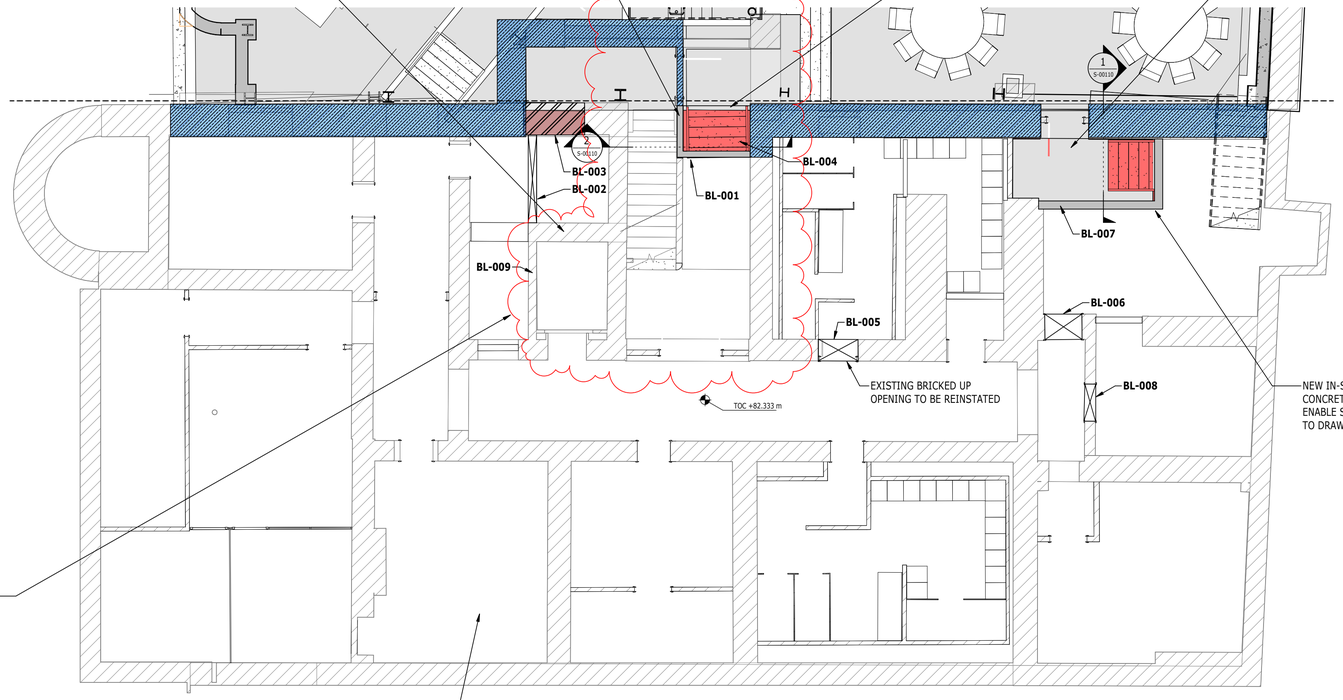
ADEQUACY OF EXISTING LIFT SHAFT WALLS SUBJECT TO FURTHER INVESTIGATION WORK. REVIEW OF OVERALL CONDITION, SIZE AND OUT OF PLUMB TOLERANCES REQUIRED TO ASCERTAIN THE REQUIREMENT FOR ANY REMEDIAL WORKS TO SHAFT WALLS TBC

NEW IN-SITU REINFORCED CONCRETE RETAINING WALL TO ENABLE SLAB LOWERING. REFER TO DRAWING RUK---

STRATEGY FOR REMEDIAL WORKS IN ABEYANCE - TBC BY ARCHITECT

BASEMENT SLAB LEVEL TO BE LOWERED IN AREA INDICATED TO PROVIDE ACCESS REQUIREMENTS TO NEW BUILD STRUCTURE

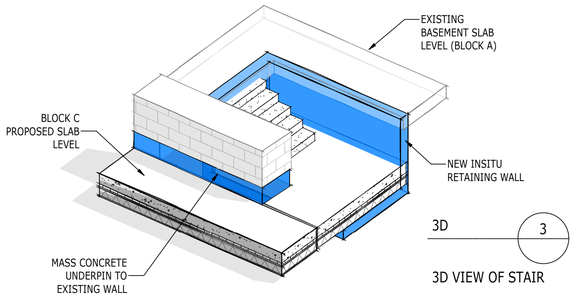
BASEMENT SLAB LEVEL TO BE LOWERED IN AREA INDICATED TO PROVIDE ACCESS REQUIREMENTS TO NEW BUILD STRUCTURE



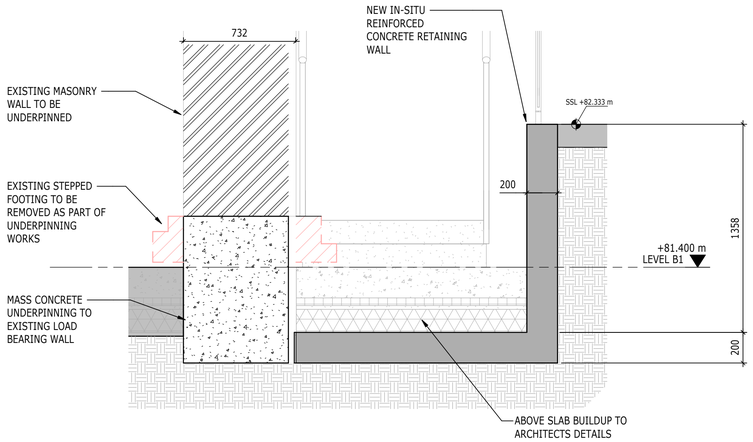
LIFT PIT REQUIREMENTS TBC BY LIFT SPECIALIST. POSSIBLE REQUIREMENT TO MODIFY OR CONSTRUCT NEW LIFT PIT TO MEET INSTALLATION REQUIREMENTS. LIFT CAR CURRENTLY INSTALLED SO THE CONDITION AND GEOMETRY TBC. EXISTING SHAFT HAS BEEN SUBJECT TO HISTORIC WATER INGRESS AND THEREFORE LIFT PIT IS FULL OF WATER. CONDITION OF LIFT PIT TO BE ASSESSED ONCE THE WATER HAS BEEN PUMPED OUT OF THE PIT AND THERE IS SAFE ACCCES, PRIOR TO SPECIFICATION OF ANY REMEDIAL WORKS. IF THERE IS SIGNIFICANT DETERIORATION, THE LIFT PIT AND/OR SHAFT MAY HAVE TO BE REPLACED.

EXISTING STONE FLAGS AT BASEMENT LEVEL. ASSUMED TO BE REMOVED AS PART OF RENOVATION WORK. EXISTING FFL TO BE MAINTAINED

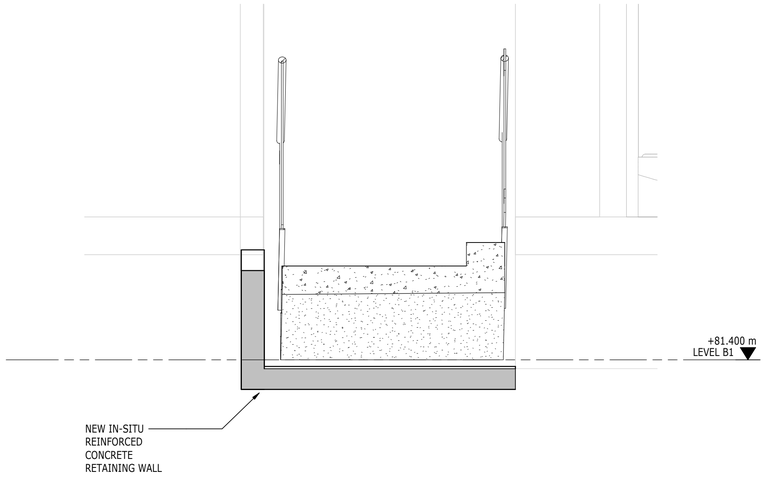
PLAN B1 S-00100
1 : 75
BLOCK A - LEVEL B1



3D 3
3D VIEW OF STAIR



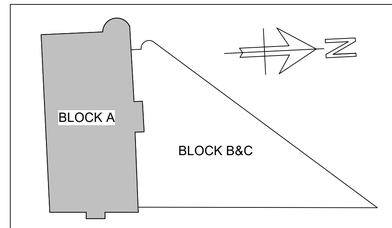
DETAIL 1 S-00100
1 : 20



DETAIL 2 S-00100
1 : 20

LEVEL -01 (BASEMENT) - BLOCK A STRUCTURAL INTERVENTION SCHEDULE

REFERENCE	DESCRIPTION OF INTERVENTION	APPLICABLE DRAWING
BL-001	NEW IN-SITU CONCRETE RETAINING WALL TO ENABLE SLAB LOWERING	4217-RAM-ZZ-B1-DR-S-00110
BL-002	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-DR-S-00500
BL-003	MASONRY INFILL TO EXISTING LOAD BEARING WALL	4217-RAM-ZZ-ZZ-DR-S-00500
BL-004	LOCALISED SLAB LOWERING TO FACILITATE LEVEL CHANGE BETWEEN BLOCKS	4217-RAM-ZZ-B1-DR-S-00110
BL-005	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-DR-S-00500
BL-006	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-DR-S-00500
BL-007	NEW IN-SITU CONCRETE RETAINING WALL TO ENABLE SLAB LOWERING	4217-RAM-ZZ-B1-DR-S-00110
BL-008	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-DR-S-00500
BL-009	LIFT PIT TBC. ASSUME FULL REPLACEMENT OF MASONRY SHAFT AND CONCRETE LIFT PIT	TBC



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KEY TO SYMBOLS

- DENOTES NEW STRUCTURAL BEAM OVER OPENING
- DENOTES MASONRY INFILL TO EXISTING LOAD BEARING MASONRY WALL
- DENOTES NEW OPENING TO EXISTING LOAD BEARING MASONRY WALL
- DENOTES LOCATION OF PADSTONE. FOR DETAILS SEE DRAWING S-0000.
- DENOTES AREA OF NEW TIMBER FLOOR CONSTRUCTION. SEE PLAN FOR JOIST SIZES
- DENOTES AREA OF BASEMENT SLAB TO BE LOWERED
- DENOTES NEW OPENING AT LOCATION OF EXISTING WINDOW OPENING
- DENOTES EXISTING LOAD BEARING MASONRY WALL TO BE UNDERPINNED
- DENOTES TIE

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
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S3 - FOR REVIEW AND COMMENT

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BLOCK A
BASEMENT GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	NOV'22	JC

Drawing No: 4217-RAM-ZZ-B1-DR-S-00110
Rev: P02

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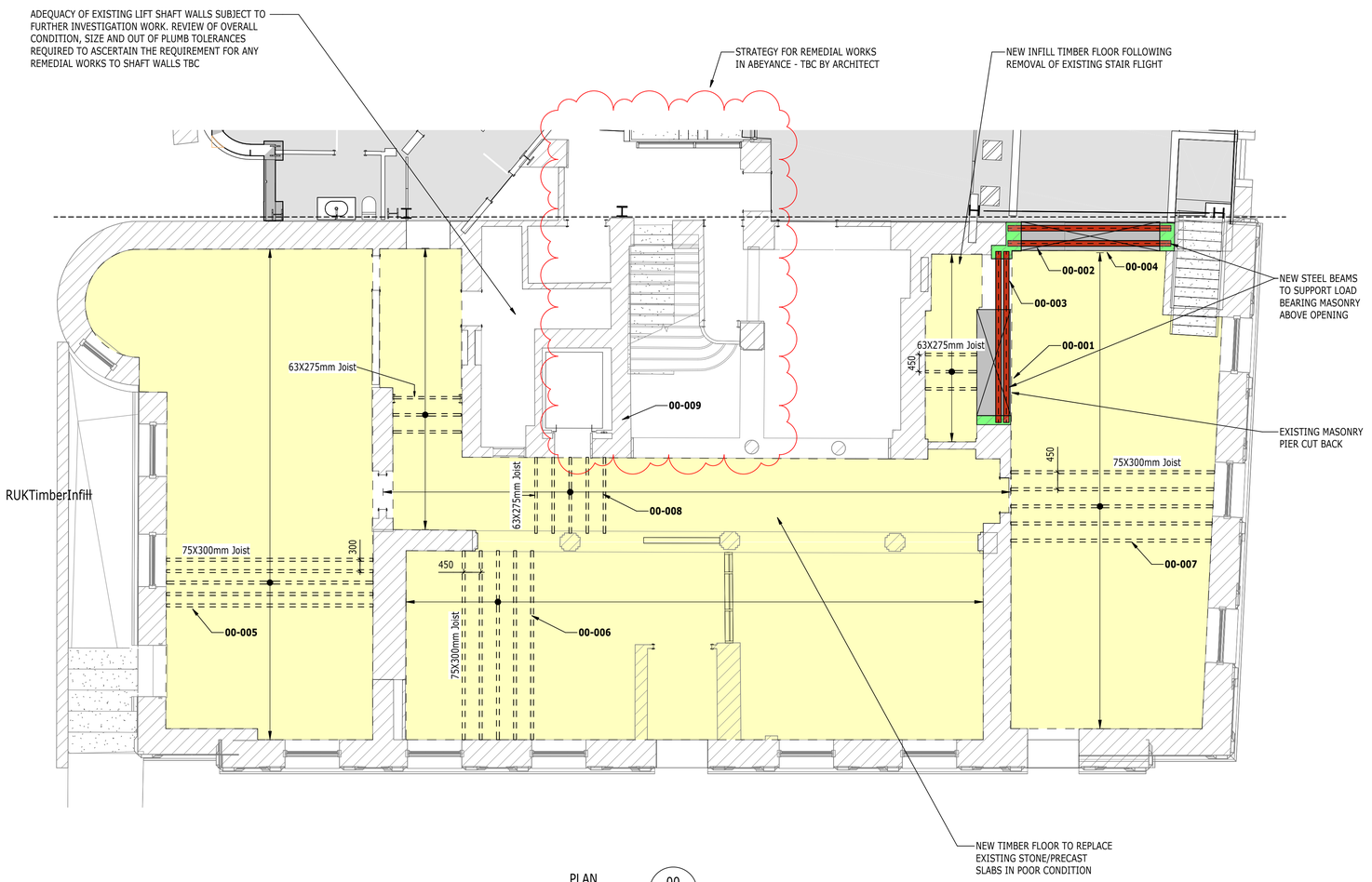
4217-RAM-ZZ-B1-DR-S-00160
4217-RAM-ZZ-00-DR-S-00161
4217-RAM-ZZ-01-DR-S-00162
4217-RAM-ZZ-02-DR-S-00163
4217-RAM-ZZ-03-DR-S-00164
4217-RAM-ZZ-04-DR-S-00165
4217-RAM-ZZ-RF-DR-S-00166

SIZE AND SETTING OUT OF ALL BUILDERSWORK OPENINGS TO BE CONFIRMED BY ARCHITECT AND MECHANICAL ENGINEER

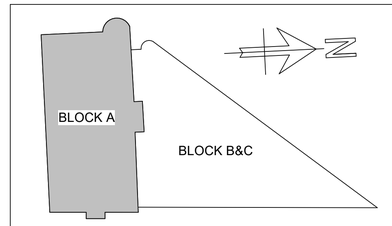


PLAN 00 / S-00101
1 : 75

BLOCK A - LEVEL 00

LEVEL 00 - BLOCK A STRUCTURAL INTERVENTION SCHEDULE

REFERENCE	DESCRIPTION OF INTERVENTION	APPLICABLE DETAIL
00-001	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-DR-S-00500 & 4217-RAM-ZZ-ZZ-DR-S-00501
00-002	NEW SUPPORT STEEL OVER OPENING TO SUPPORT EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-DR-S-00500 & 4217-RAM-ZZ-ZZ-DR-S-00501
00-003	NEW SUPPORT STEEL OVER OPENING TO SUPPORT EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-DR-S-00500 & 4217-RAM-ZZ-ZZ-DR-S-00501
00-004	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-DR-S-00500 & 4217-RAM-ZZ-ZZ-DR-S-00501
00-005	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-DR-S-00560
00-006	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-DR-S-00560
00-007	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-DR-S-00560
00-008	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-DR-S-00560
00-009	LIFT WORKS TBC. ALLOW FOR FULL REPLACEMENT OF MASONRY LIFT SHAFT WALLS	TBC



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- DENOTES MASONRY INFILL TO EXISTING LOAD BEARING MASONRY WALL
- DENOTES NEW OPENING TO EXISTING LOAD BEARING MASONRY WALL
- DENOTES LOCATION OF PADSTONE. FOR DETAILS SEE DRAWING S-0000.
- DENOTES AREA OF NEW TIMBER FLOOR CONSTRUCTION. SEE PLAN FOR JOIST SIZES
- DENOTES AREA OF BASEMENT SLAB TO BE LOWERED
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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL
HUDDERSFIELD

RAMBOLL
tel 01244 311855 chester@ramboll.co.uk
www.ramboll.co.uk

BLOCK A
GROUND FLOOR GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	NOV'22	JC

Drawing No: 4217-RAM-ZZ-00-DR-S-00111
Rev: P02

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4217-RAM-ZZ-00-DR-S-00161
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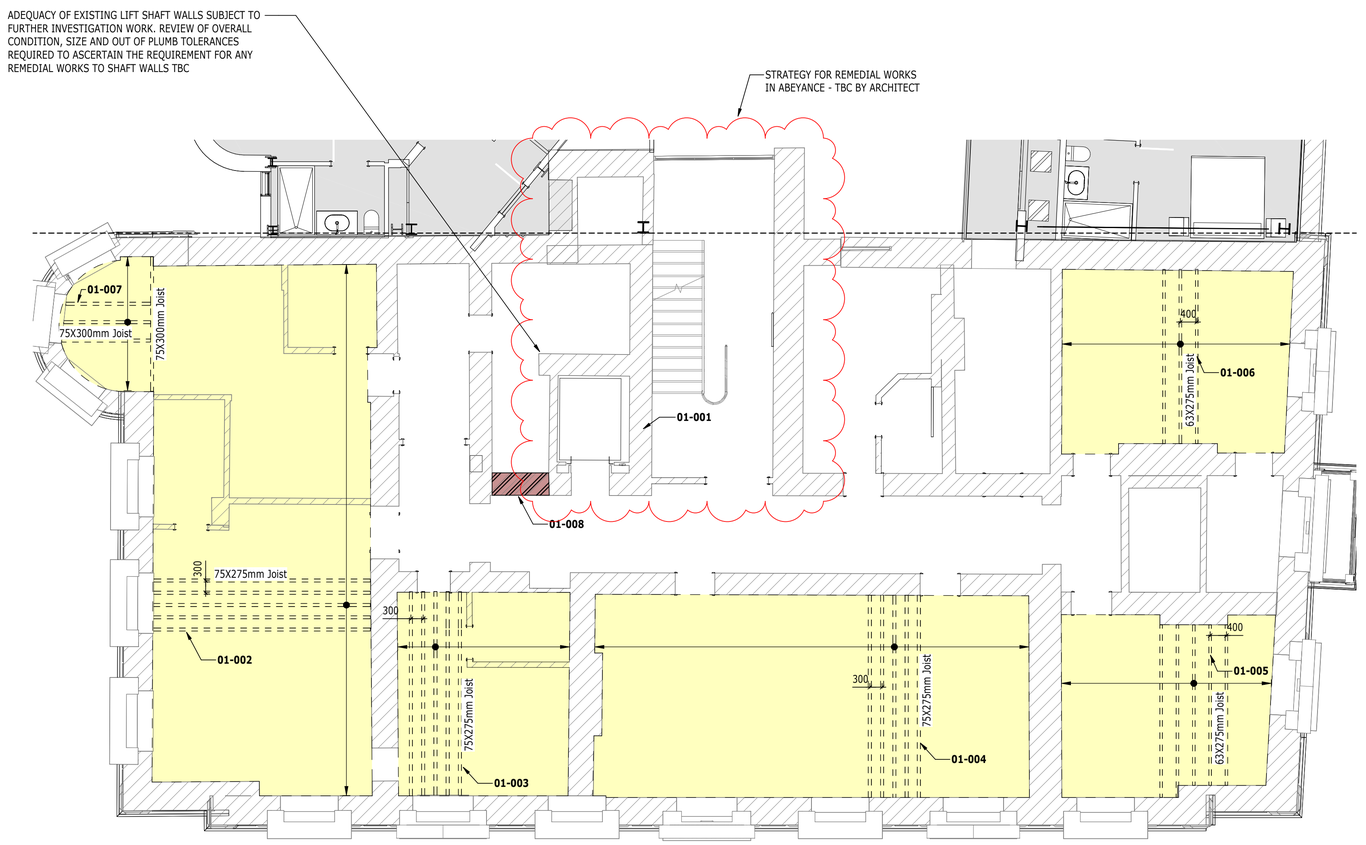
4217-RAM-ZZ-03-DR-S-00164
4217-RAM-ZZ-04-DR-S-00165
4217-RAM-ZZ-RF-DR-S-00166

SIZE AND SETTING OUT OF ALL BUILDERSWORK OPENINGS TO BE CONFIRMED BY ARCHITECT AND MECHANICAL ENGINEER

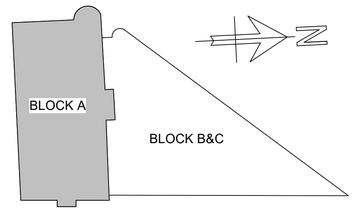


PLAN 01 S-00102
1 : 75

BLOCK A - LEVEL 01

LEVEL 01 - BLOCK A STRUCTURAL INTERVENTION SCHEDULE

REFERENCE	DESCRIPTION OF INTERVENTION	APPLICABLE DETAIL
01-001	LIFT PIT WORKS TBC. ASSUME FULL REPLACED OF MASONRY SHAFT WALLS REQUIRED.	TBC
01-002	NEW TIMBER FLOORS JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-DR-S-00560
01-003	NEW TIMBER FLOORS JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-DR-S-00560
01-004	NEW TIMBER FLOORS JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-DR-S-00560
01-005	NEW TIMBER FLOORS JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-DR-S-00560
01-006	NEW TIMBER FLOORS JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-DR-S-00560
01-007	NEW TIMBER FLOORS JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-DR-S-00560
01-008	MASONRY INFILL OF EXISTING LOAD BEARING WALL	4217-RAM-ZZ-ZZ-DR-S-00500



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- DENOTES MASONRY INFILL TO EXISTING LOAD BEARING MASONRY WALL
- DENOTES NEW OPENING TO EXISTING LOAD BEARING MASONRY WALL
- DENOTES LOCATION OF PADSTONE. FOR DETAILS SEE DRAWING S-0000.
- DENOTES AREA OF NEW TIMBER FLOOR CONSTRUCTION. SEE PLAN FOR JOIST SIZES
- DENOTES AREA OF BASEMENT SLAB TO BE LOWERED
- DENOTES NEW OPENING AT LOCATION OF EXISTING WINDOW OPENING
- DENOTES EXISTING LOAD BEARING MASONRY WALL TO BE UNDERPINNED
- DENOTES TIE

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- INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION
- INDICATES A RESIDUAL RISK AS A WARNING

Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

S3 - FOR REVIEW AND COMMENT

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BLOCK A
FIRST FLOOR GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	NOV'22	JC

Drawing No: 4217-RAM-ZZ-01-DR-S-00112
Rev: P02

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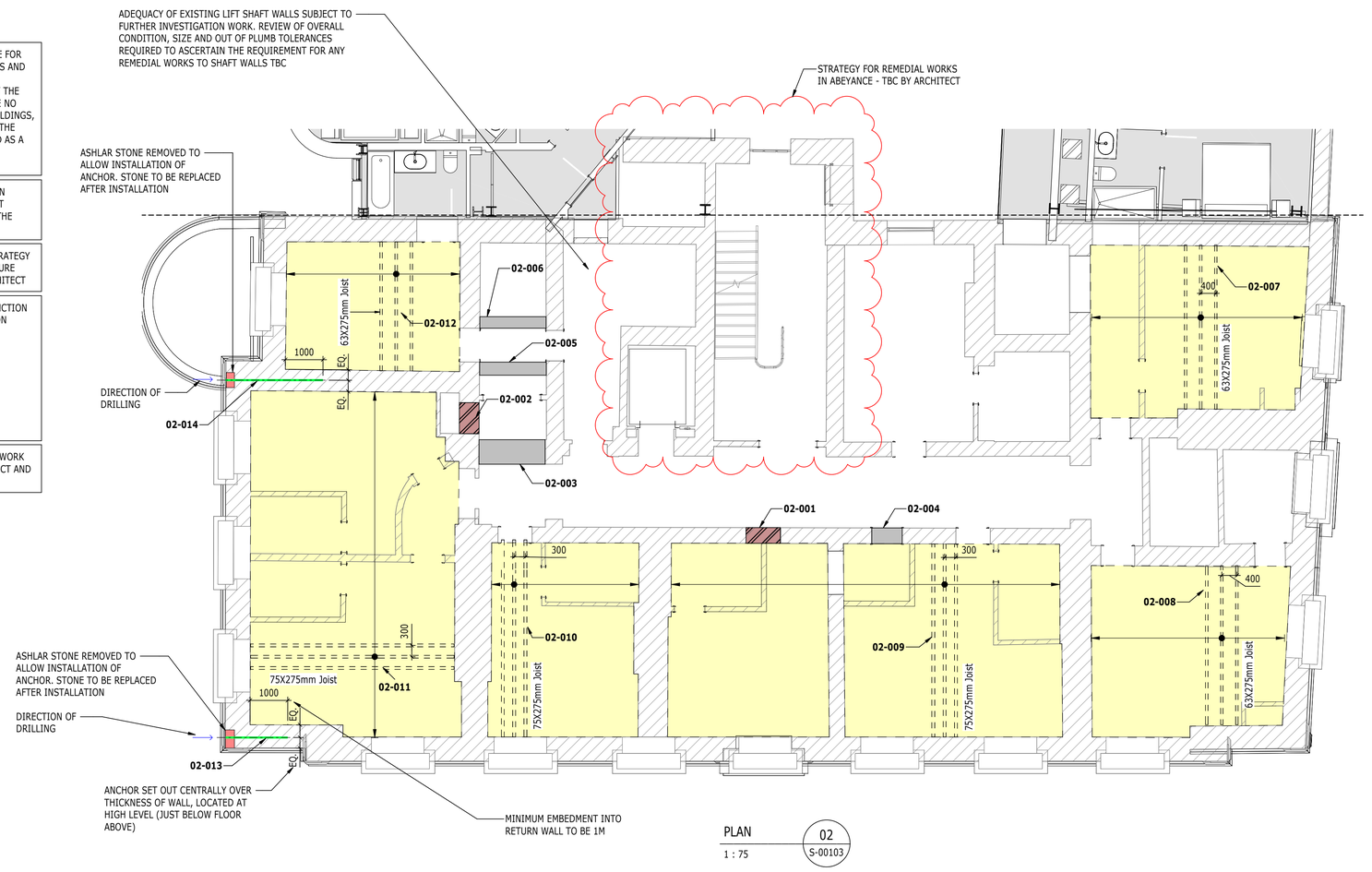
STRUCTURAL STEELWORK SHOWN ON PLAN INDICATIVELY. IT SHOULD BE NOTED THAT STEELWORK TO BE ABOVE THE LEVEL OF THE PROPOSED OPENING.

BASEMENT FLOOR SLAB REPLACEMENT STRATEGY AND ASSOCIATED WATERPOOFING/MOISTURE CONTROL TO BE CONFIRMED BY THE ARCHITECT

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT RAMBOLL DEMOLITION DRAWINGS:

4217-RAM-ZZ-B1-DR-S-00160
4217-RAM-ZZ-00-DR-S-00161
4217-RAM-ZZ-01-DR-S-00162
4217-RAM-ZZ-02-DR-S-00163
4217-RAM-ZZ-03-DR-S-00164
4217-RAM-ZZ-04-DR-S-00165
4217-RAM-ZZ-RF-DR-S-00166

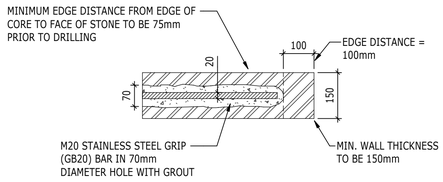
SIZE AND SETTING OUT OF ALL BUILDERSWORK OPENINGS TO BE CONFIRMED BY ARCHITECT AND MECHANICAL ENGINEER



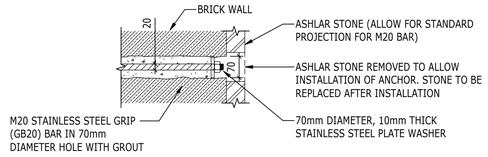
PLAN 02 S-00103
1 : 75

BLOCK A - LEVEL 02

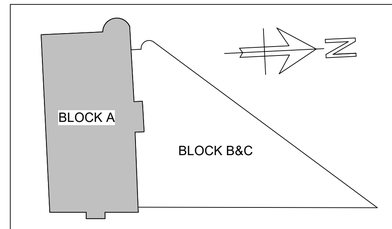
LEVEL 02 - BLOCK A STRUCTURAL INTERVENTION SCHEDULE		
REFERENCE	**DESCRIPTION OF INTERVENTION**	**APPLICABLE DETAIL**
02-001	MASONRY INFILL OF EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-S-00500
02-002	MASONRY INFILL OF EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-S-00500
02-003	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-S-00500
02-004	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-S-00500
02-005	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-ZZ-ZZ-S-00500
02-006	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-S-00560
02-007	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-S-00560
02-008	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-S-00560
02-009	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-S-00560
02-010	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-S-00560
02-011	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-S-00560
02-012	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-ZZ-ZZ-S-00560
02-013	CINTEC (O.E.A) ANCHOR AT LOCATION OF OUTWARD MOVEMENT OF WALL	
02-014	CINTEC (O.E.A) ANCHOR AT LOCATION OF OUTWARD MOVEMENT OF WALL	



TYPICAL ANCHOR EDGE DISTANCE RESTRICTIONS
(SCALE 1:10)



TYPICAL ANCHOR HEAD DETAIL
(SCALE 1:10)



KEYPLAN

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KEY TO SYMBOLS

- DENOTES NEW STRUCTURAL BEAM OVER OPENING
- DENOTES MASONRY INFILL TO EXISTING LOAD BEARING MASONRY WALL
- DENOTES NEW OPENING TO EXISTING LOAD BEARING MASONRY WALL
- DENOTES LOCATION OF PADSTONE. FOR DETAILS SEE DRAWING S-0000.
- DENOTES AREA OF NEW TIMBER FLOOR CONSTRUCTION. SEE PLAN FOR JOIST SIZES
- DENOTES AREA OF BASEMENT SLAB TO BE LOWERED
- DENOTES NEW OPENING AT LOCATION OF EXISTING WINDOW OPENING
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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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BLOCK A
SECOND FLOOR GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	NOV'22	JC

Drawing No: 4217-RAM-ZZ-02-DR-S-00113
Rev: P02

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BASEMENT FLOOR SLAB REPLACEMENT STRATEGY AND ASSOCIATED WATERPOOFING/MOISTURE CONTROL TO BE CONFIRMED BY THE ARCHITECT

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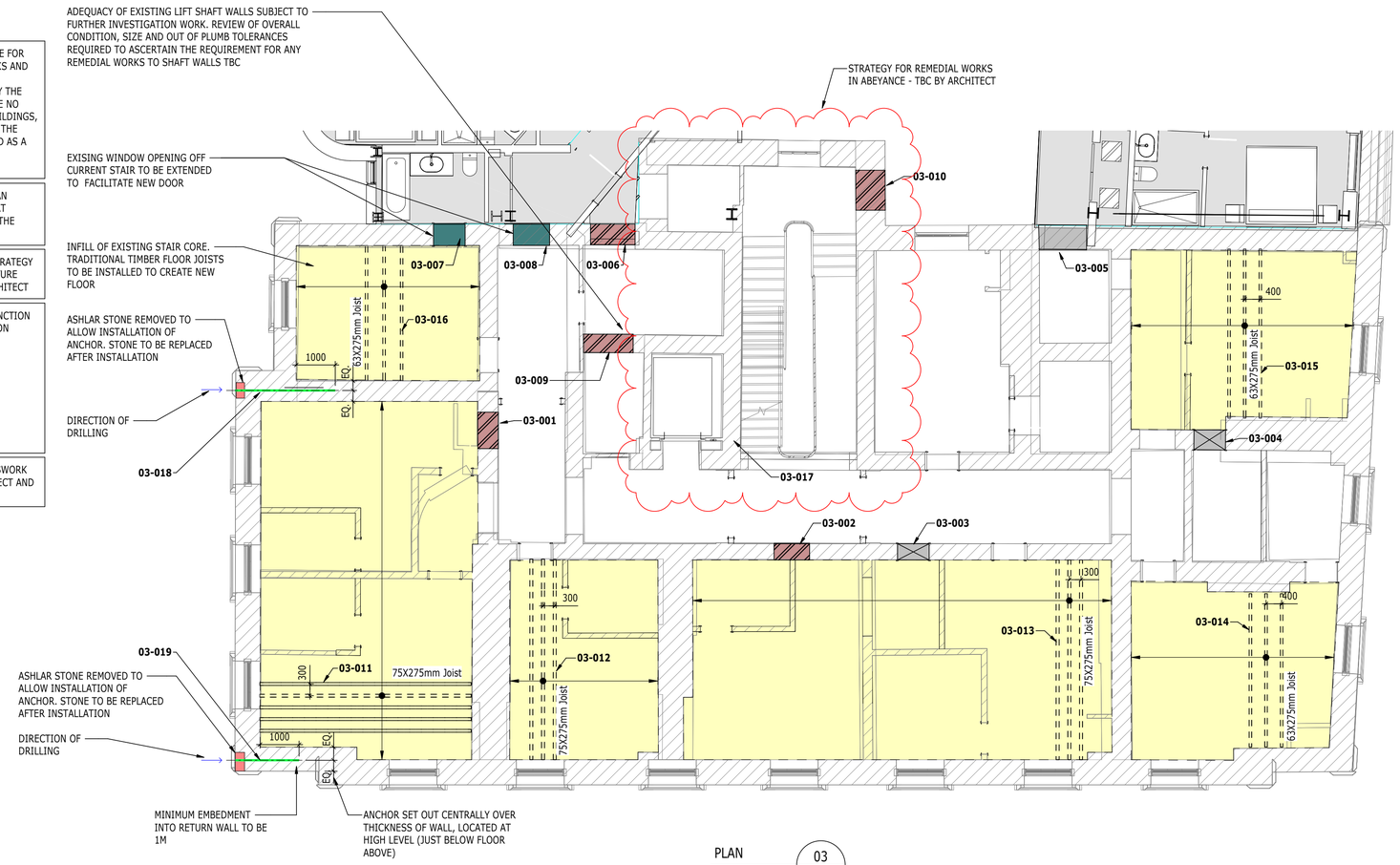
4217-RAM-ZZ-B1-DR-S-00160
4217-RAM-ZZ-00-DR-S-00161
4217-RAM-ZZ-01-DR-S-00162
4217-RAM-ZZ-02-DR-S-00163
4217-RAM-ZZ-03-DR-S-00164
4217-RAM-ZZ-04-DR-S-00165
4217-RAM-ZZ-RF-DR-S-00166

SIZE AND SETTING OUT OF ALL BUILDERSWORK OPENINGS TO BE CONFIRMED BY ARCHITECT AND MECHANICAL ENGINEER

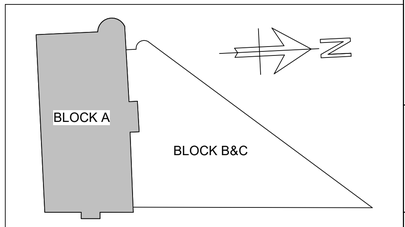


PLAN 03 S-00104
1 : 75
BLOCK A - LEVEL 03

FOR CINTEC ANCHOR DETAILS SEE DRAWING 4217-RAM-ZZ-02-DR-S-00113

LEVEL 03 - BLOCK A STRUCTURAL INTERVENTION SCHEDULE

REFERENCE	DESCRIPTION OF INTERVENTION	APPLICABLE DETAIL
03-001	MASONRY INFILL OF EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00500
03-002	MASONRY INFILL OF EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00500
03-003	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00500
03-004	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00500
03-005	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00500
03-006	MASONRY INFILL OF EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00500
03-007	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00500
03-008	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00500
03-009	MASONRY INFILL OF EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00500
03-010	MASONRY INFILL OF EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00500
03-011	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-XX-XX-DR-S-00560
03-012	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-XX-XX-DR-S-00560
03-013	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-XX-XX-DR-S-00560
03-014	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-XX-XX-DR-S-00560
03-015	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-XX-XX-DR-S-00560
03-016	NEW TIMBER FLOOR JOISTS TO REPLACE EXISTING	4217-RAM-XX-XX-DR-S-00560
03-017	LIFT WORKS TBC. ASSUME FULL REPLACEMENT OF MASONRY SHAFT WALLS REQUIRED.	TBC
03-018	CINTEC (O.E.A) ANCHOR AT LOCATION OF OUTWARD MOVEMENT OF WALL	4217-RAM-XX-02-DR-S-00113
03-019	CINTEC (O.E.A) ANCHOR AT LOCATION OF OUTWARD MOVEMENT OF WALL	4217-RAM-XX-02-DR-S-00113



KEYPLAN

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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tel 01244 311855 chester@ramboll.co.uk
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BLOCK A
THIRD FLOOR GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	NOV'22	JC

Drawing No: 4217-RAM-ZZ-03-DR-S-00114
Rev: P02

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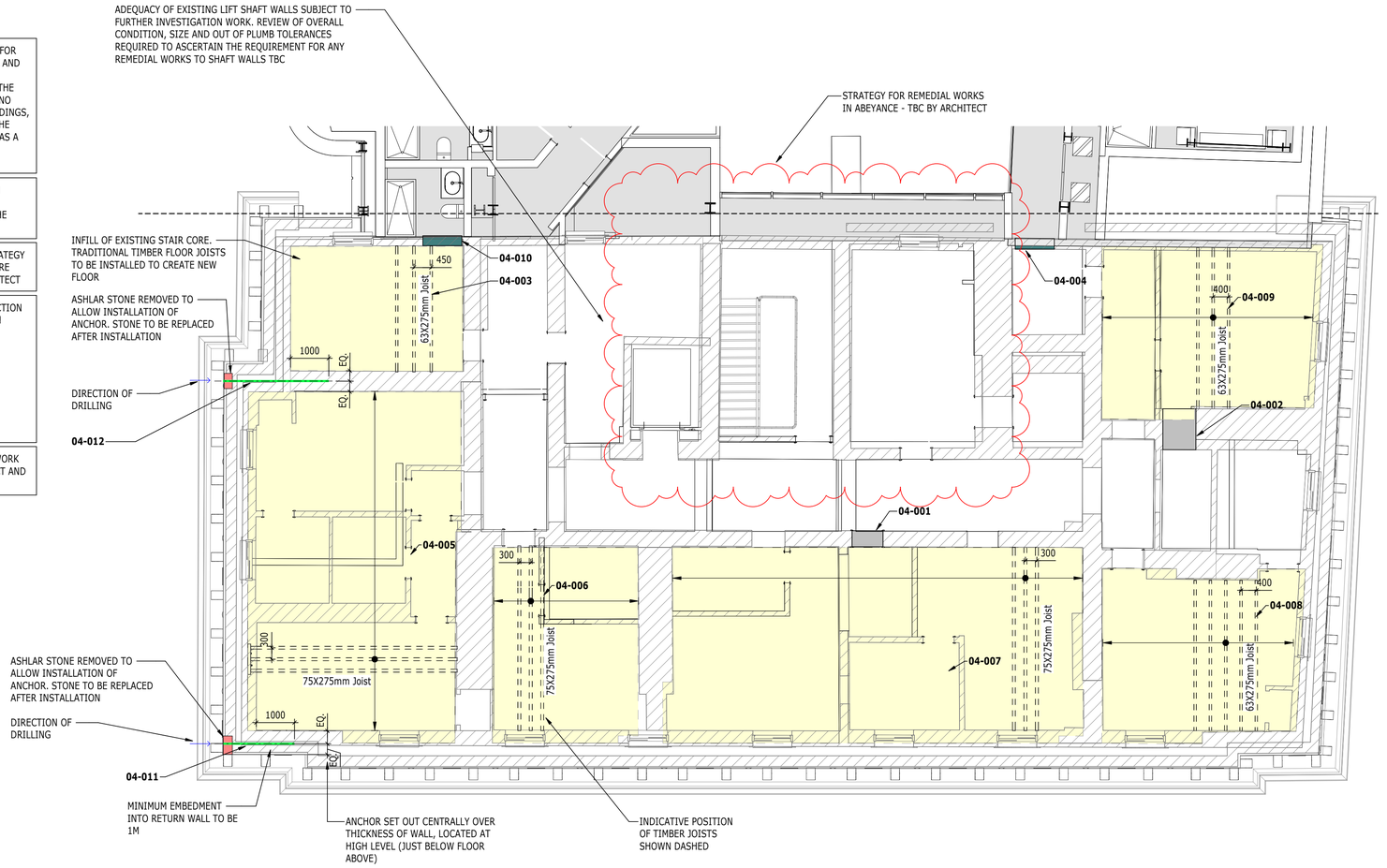
4217-RAM-ZZ-00-DR-S-00161
4217-RAM-ZZ-01-DR-S-00162
4217-RAM-ZZ-02-DR-S-00163
4217-RAM-ZZ-03-DR-S-00164
4217-RAM-ZZ-04-DR-S-00165
4217-RAM-ZZ-RF-DR-S-00166

SIZE AND SETTING OUT OF ALL BUILDERSWORK OPENINGS TO BE CONFIRMED BY ARCHITECT AND MECHANICAL ENGINEER



PLAN 04
1 : 75 S-00105

BLOCK A - LEVEL 04

FOR CINTEC ANCHOR DETAILS SEE DRAWING 4217-RAM-ZZ-02-DR-S-00113

LEVEL 04 - BLOCK A STRUCTURAL INTERVENTION SCHEDULE

REFERENCE	DESCRIPTION OF INTERVENTION	APPLICABLE DETAIL
04-001	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00560
04-002	NEW STRUCTURAL OPENING IN EXISTING LOAD BEARING MASONRY WALL	4217-RAM-XX-XX-DR-S-00560
04-003	NEW TIMBER FLOOR JOIST TO REPLACE EXISTING FLOOR JOIST CONSTRUCTION	4217-RAM-XX-XX-DR-S-00560
04-004	EXISTING WINDOW OPENING TO BE CONVERTED TO FULL HEIGHT DOOR OPENING	4217-RAM-XX-XX-DR-S-00500
04-005	NEW TIMBER FLOOR JOIST TO REPLACE EXISTING FLOOR JOIST CONSTRUCTION	4217-RAM-XX-XX-DR-S-00560
04-006	NEW TIMBER FLOOR JOIST TO REPLACE EXISTING FLOOR JOIST CONSTRUCTION	4217-RAM-XX-XX-DR-S-00560
04-007	NEW TIMBER FLOOR JOIST TO REPLACE EXISTING FLOOR JOIST CONSTRUCTION	4217-RAM-XX-XX-DR-S-00560
04-008	NEW TIMBER FLOOR JOIST TO REPLACE EXISTING FLOOR JOIST CONSTRUCTION	4217-RAM-XX-XX-DR-S-00560
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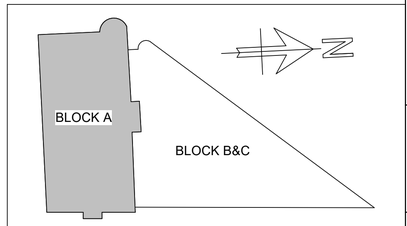
04-010	EXISTING WINDOW OPENING TO BE CONVERTED TO FULL HEIGHT DOOR OPENING	4217-RAM-XX-XX-DR-S-00500
04-011	CINTEC (O.E.A) ANCHOR AT LOCATION OF OUTWARD MOVEMENT OF WALL	4217-RAM-XX-02-DR-S-00113
04-012	CINTEC (O.E.A) ANCHOR AT LOCATION OF OUTWARD MOVEMENT OF WALL	4217-RAM-XX-02-DR-S-00113



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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

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BLOCK A
FOURTH FLOOR GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	NOV'22	JC

Drawing No: 4217-RAM-ZZ-04-DR-S-00115 Rev: P02

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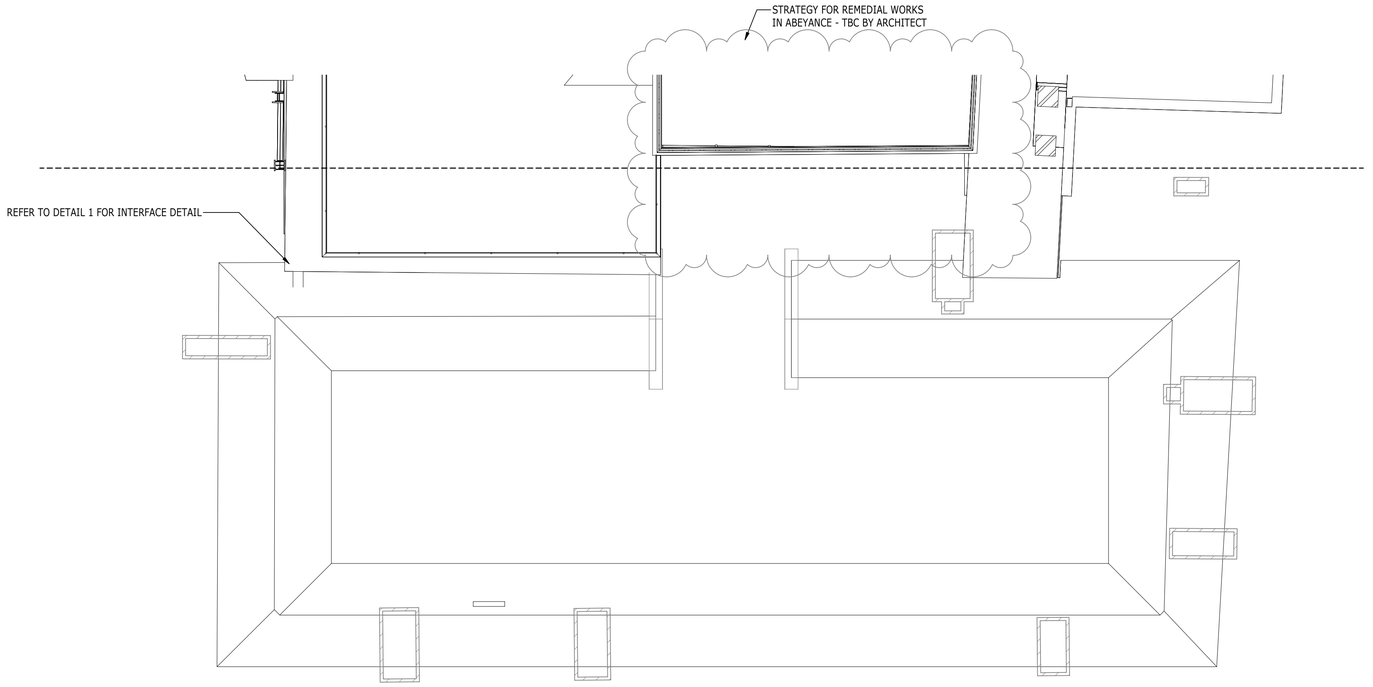
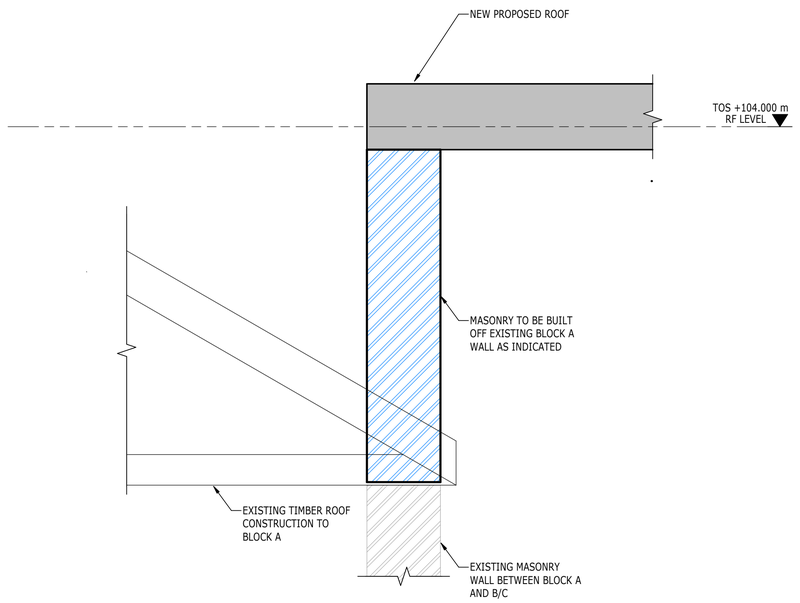
4217-RAM-ZZ-00-DR-S-00161
4217-RAM-ZZ-01-DR-S-00162
4217-RAM-ZZ-02-DR-S-00163
4217-RAM-ZZ-03-DR-S-00164
4217-RAM-ZZ-04-DR-S-00165
4217-RAM-ZZ-RF-DR-S-00166

SIZE AND SETTING OUT OF ALL BUILDERSWORK OPENINGS TO BE CONFIRMED BY ARCHITECT AND MECHANICAL ENGINEER



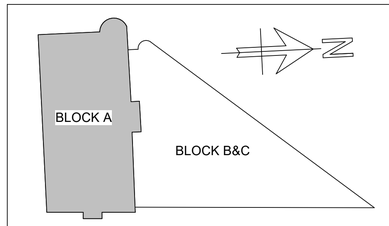
PLAN RF / 1 : 75 / S-00116

BLOCK A - RF LEVEL



DETAIL 1 / 1 : 10

TYPICAL DETAIL AT BLOCK A ROOF INTERFACE



KEYPLAN

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KEY TO SYMBOLS

- DENOTES NEW STRUCTURAL BEAM OVER OPENING
- DENOTES MASONRY INFILL TO EXISTING LOAD BEARING MASONRY WALL
- DENOTES NEW OPENING TO EXISTING LOAD BEARING MASONRY WALL
- DENOTES LOCATION OF PADSTONE. FOR DETAILS SEE DRAWING S-0000.
- DENOTES AREA OF NEW TIMBER FLOOR CONSTRUCTION. SEE PLAN FOR JOIST SIZES
- DENOTES AREA OF BASEMENT SLAB TO BE LOWERED
- DENOTES NEW OPENING AT LOCATION OF EXISTING WINDOW OPENING
- DENOTES EXISTING LOAD BEARING MASONRY WALL TO BE UNDERPINNED
- DENOTES TIE

THESE NOTES ARE BASED ON THE USE OF EXPERIENCED AND COMPETENT CONTRACTORS CARRYING OUT THE WORK USING AN APPROVED SAFE METHOD OF WORKING

WHERE RAMBOLL CDM HAZARD SYMBOLS (SUMMARIZED BELOW) ARE FOUND ON THE DRAWINGS, REFERENCE MUST BE MADE TO XXXX-XXX-XX-XX-XX-X-XXXXX. CHECK THE UNIQUE CDM ID IN THE TEXT NEXT TO THE SYMBOL FORMATTED: RAM-###

- INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION
- INDICATES A RESIDUAL RISK FOR INFORMATION
- INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION
- INDICATES A RESIDUAL RISK AS A WARNING

Rev	Description	Date	By / Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC / AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC / AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL
HUDDERSFIELD

RAMBOLL
tel 01244 311855 chester@ramboll.co.uk
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BLOCK A
ROOF GA

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	NOV'22	JC

Drawing No: 4217-RAM-ZZ-04-DR-S-00116
Rev: P02

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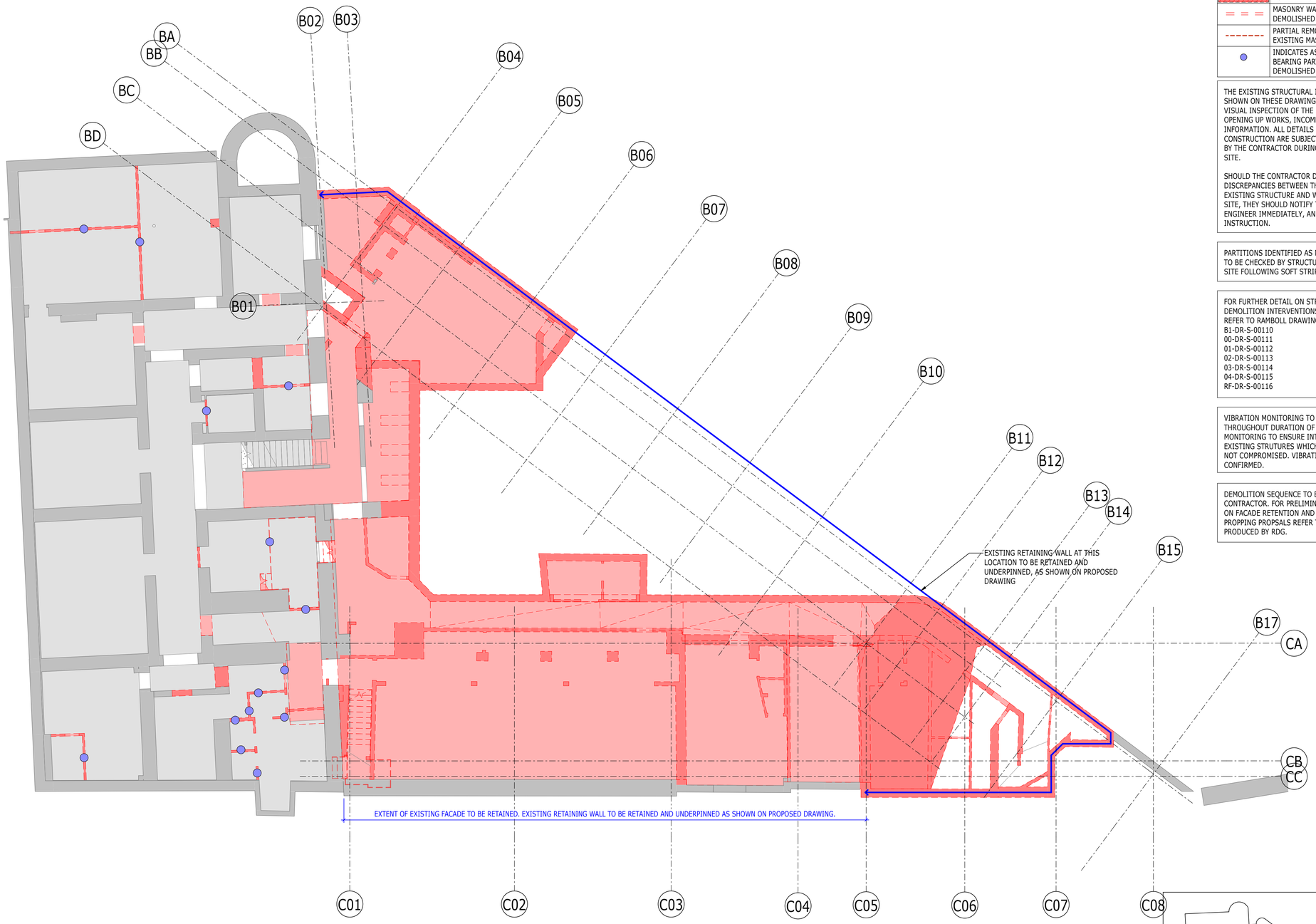

PLAN 1 : 100 — 1 / S-00110

DEM-LEVEL B1

DEMOLITION KEY

PATTERN	DESCRIPTION
	AREA OF SUSPENDED FLOOR TO BE DEMOLISHED
	AREA OF BASEMENT FLOOR TO BE DEMOLISHED
	MASONRY WALL TO BE DEMOLISHED
	PARTIAL REMOVAL OF FOOTING TO EXISTING MASONRY WALL
	INDICATES ASSUMED NON LOAD BEARING PARTITION WALL TO BE DEMOLISHED

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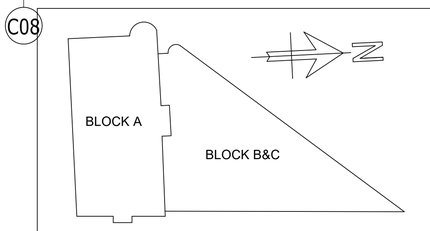
PARTITIONS IDENTIFIED AS NON-LOAD BEARING TO BE CHECKED BY STRUCTURAL ENGINEER ON SITE FOLLOWING SOFT STRIP DEMOLITION.

FOR FURTHER DETAIL ON STRUCTURAL DEMOLITION INTERVENTIONS FOR BLOCK A REFER TO RAMBOLL DRAWINGS:
B1-DR-S-00110
00-DR-S-00111
01-DR-S-00112
02-DR-S-00113
03-DR-S-00114
04-DR-S-00115
RF-DR-S-00116

VIBRATION MONITORING TO BE IN PLACE THROUGHOUT DURATION OF THE WORKS. MONITORING TO ENSURE INTEGRITY OF EXISTING STRUTURES WHICH ARE TO REMAIN IS NOT COMPROMISED. VIBRATION LEVELS TO BE CONFIRMED.

DEMOLITION SEQUENCE TO BE DEVELOPED BY CONTRACTOR. FOR PRELIMINARY INFORMATION ON FACADE RETENTION AND TEMPORARY PROPPING PROPSALS REFER TO DRAWINGS PRODUCED BY RDG.



KEYPLAN

NOTES

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Rev	Description	Date	By / Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC / AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC / AC	PM

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DEMOLITION PLAN BASEMENT LEVEL

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-B1-DR-S-00160

Rev: P02

PLAN 1 (S-00205)
1 : 100
DEM-LEVEL 00

DEMOLITION KEY

PATTERN	DESCRIPTION
	AREA OF SUSPENDED FLOOR TO BE DEMOLISHED
	AREA OF BASEMENT FLOOR TO BE DEMOLISHED
	MASONRY WALL TO BE DEMOLISHED
	PARTIAL REMOVAL OF FOOTING TO EXISTING MASONRY WALL
	INDICATES ASSUMED NON LOAD BEARING PARTITION WALL TO BE DEMOLISHED

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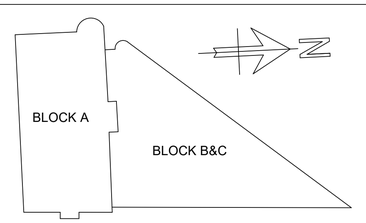
FOR FURTHER DETAIL ON STRUCTURAL DEMOLITION INTERVENTIONS FOR BLOCK A REFER TO RAMBOLL DRAWINGS:
B1-DR-S-00110
00-DR-S-00111
01-DR-S-00112
02-DR-S-00113
03-DR-S-00114
04-DR-S-00115
RF-DR-S-00116

VIBRATION MONITORING TO BE IN PLACE THROUGHOUT DURATION OF THE WORKS. MONITORING TO ENSURE INTEGRITY OF EXISTING STRUTURES WHICH ARE TO REMAIN IS NOT COMPROMISED. VIBRATION LEVELS TO BE CONFIRMED.

DEMOLITION SEQUENCE TO BE DEVELOPED BY CONTRACTOR. FOR PRELIMINARY INFORMATION ON FACADE RETENTION AND TEMPORARY PROPPING PROPSALS REFER TO DRAWINGS PRODUCED BY RDG.



KEYPLAN

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
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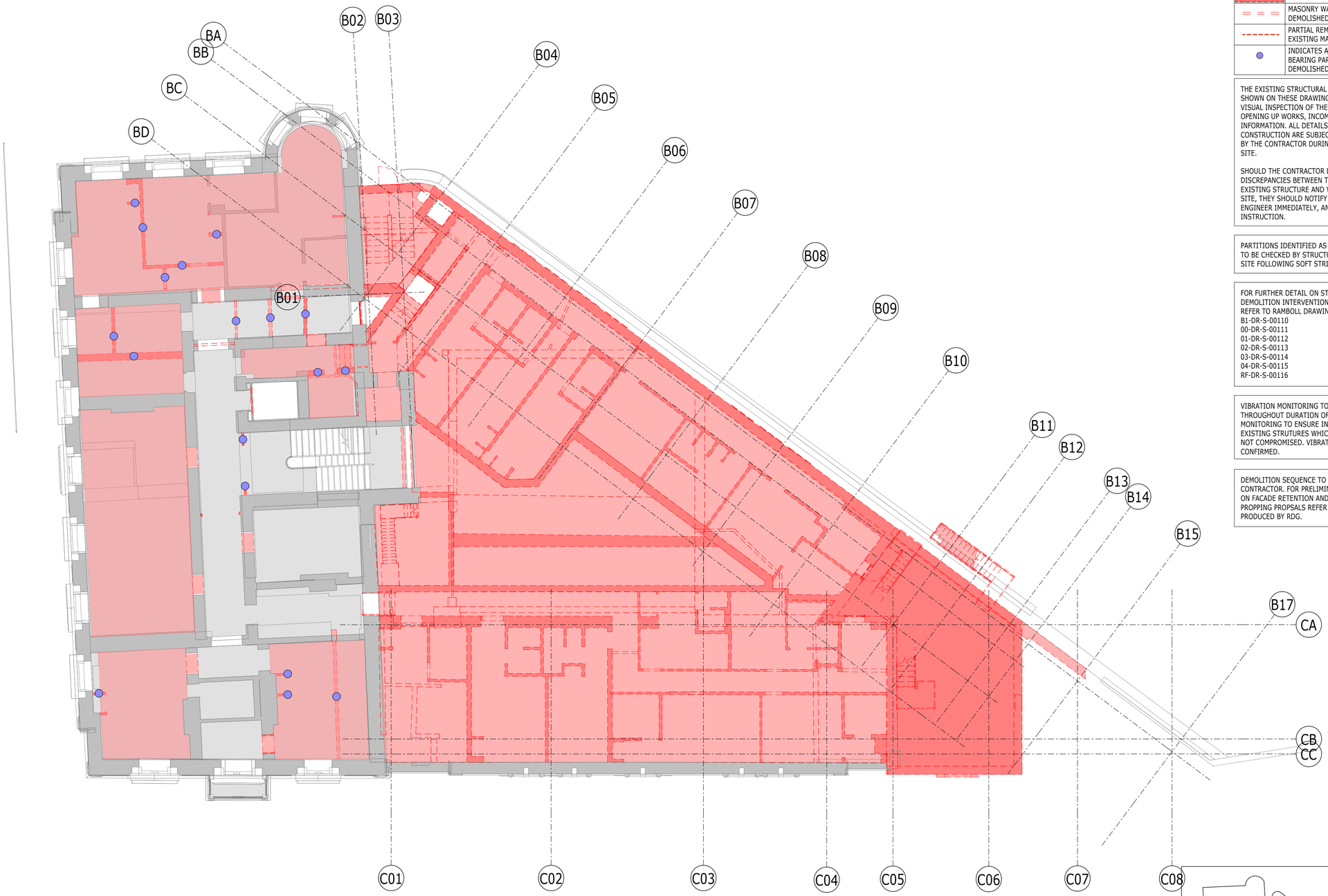
DEMOLITION PLAN GROUND FLOOR

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-00-DR-S-00161
Rev: P02



PLAN 1 (S-00206)
1 : 100
DEM-LEVEL 01

DEMOLITION KEY

PATTERN	DESCRIPTION
	AREA OF SUSPENDED FLOOR TO BE DEMOLISHED
	AREA OF BASEMENT FLOOR TO BE DEMOLISHED
	MASONRY WALL TO BE DEMOLISHED
	PARTIAL REMOVAL OF FOOTING TO EXISTING MASONRY WALL
	INDICATES ASSUMED NON LOAD BEARING PARTITION WALL TO BE DEMOLISHED

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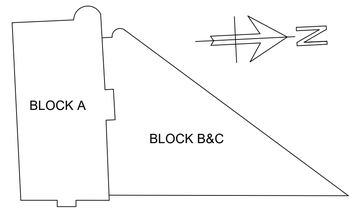
FOR FURTHER DETAIL ON STRUCTURAL DEMOLITION INTERVENTIONS FOR BLOCK A REFER TO RAMBOLL DRAWINGS:
B1-DR-S-00110
00-DR-S-00111
01-DR-S-00112
02-DR-S-00113
03-DR-S-00114
04-DR-S-00115
RF-DR-S-00116

VIBRATION MONITORING TO BE IN PLACE THROUGHOUT DURATION OF THE WORKS. MONITORING TO ENSURE INTEGRITY OF EXISTING STRUTURES WHICH ARE TO REMAIN IS NOT COMPROMISED. VIBRATION LEVELS TO BE CONFIRMED.

DEMOLITION SEQUENCE TO BE DEVELOPED BY CONTRACTOR. FOR PRELIMINARY INFORMATION ON FACADE RETENTION AND TEMPORARY PROPPING PROPSALS REFER TO DRAWINGS PRODUCED BY RDG.



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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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DEMOLITION PLAN FIRST FLOOR

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-01-DR-S-00162
Rev: P02

PLAN 1 : 100 — 1 / S-00300

DEM-LEVEL 02

DEMOLITION KEY

PATTERN	DESCRIPTION
	AREA OF SUSPENDED FLOOR TO BE DEMOLISHED
	AREA OF BASEMENT FLOOR TO BE DEMOLISHED
	MASONRY WALL TO BE DEMOLISHED
	PARTIAL REMOVAL OF FOOTING TO EXISTING MASONRY WALL
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FOR FURTHER DETAIL ON STRUCTURAL DEMOLITION INTERVENTIONS FOR BLOCK A REFER TO RAMBOLL DRAWINGS:
B1-DR-S-00110
00-DR-S-00111
01-DR-S-00112
02-DR-S-00113
03-DR-S-00114
04-DR-S-00115
RF-DR-S-00116

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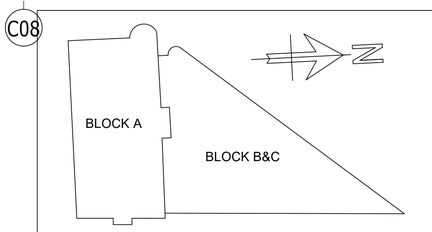

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Rev	Description	Date	By / Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC / AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC / AC	PM

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DEMOLITION PLAN SECOND FLOOR

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-02-DR-S-00163	P02

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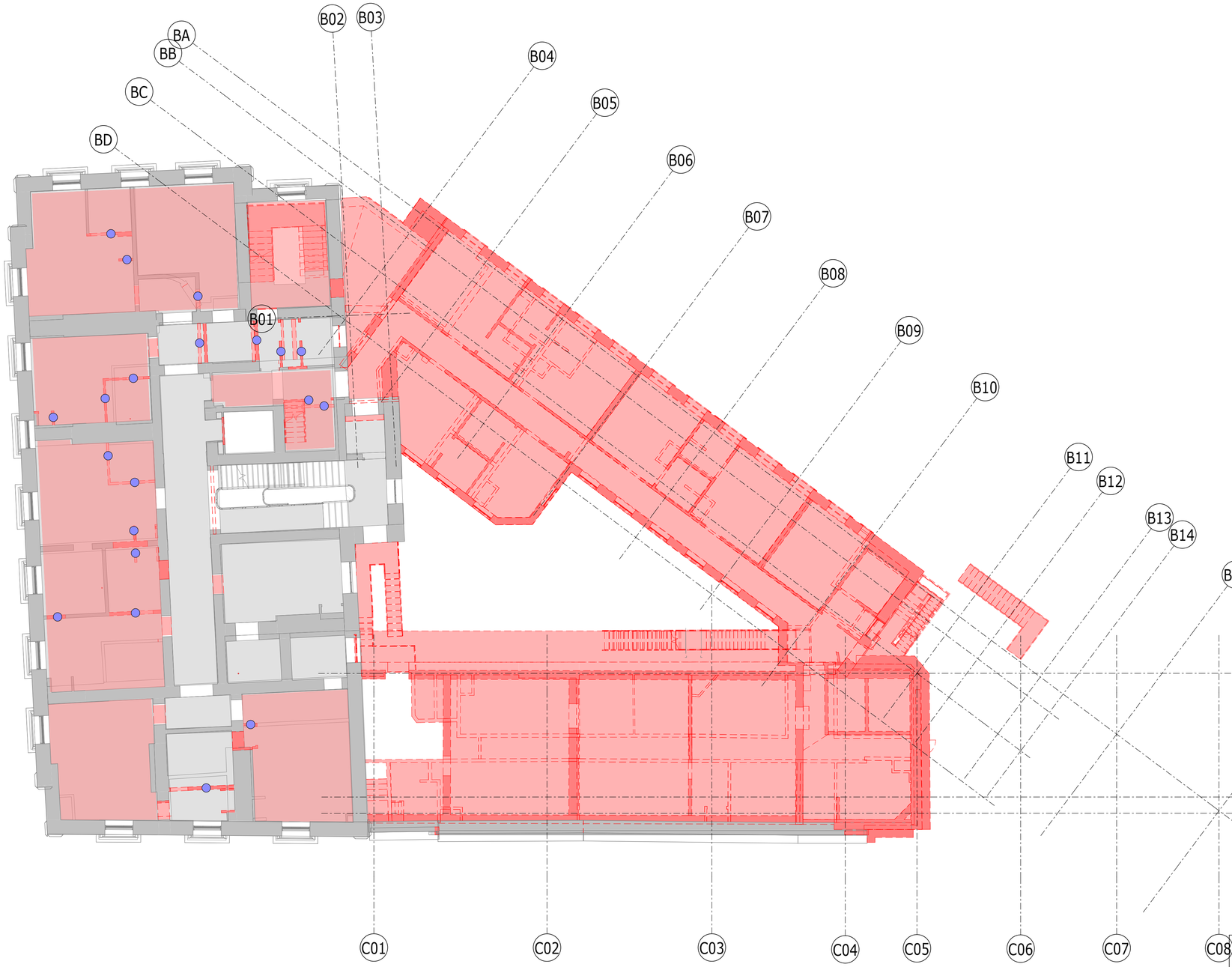

PLAN 1 : 100 — 1 / S-00300

DEM-LEVEL 03

DEMOLITION KEY

PATTERN	DESCRIPTION
	AREA OF SUSPENDED FLOOR TO BE DEMOLISHED
	AREA OF BASEMENT FLOOR TO BE DEMOLISHED
	MASONRY WALL TO BE DEMOLISHED
	PARTIAL REMOVAL OF FOOTING TO EXISTING MASONRY WALL
	INDICATES ASSUMED NON LOAD BEARING PARTITION WALL TO BE DEMOLISHED

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FOR FURTHER DETAIL ON STRUCTURAL DEMOLITION INTERVENTIONS FOR BLOCK A REFER TO RAMBOLL DRAWINGS:
B1-DR-S-00110
00-DR-S-00111
01-DR-S-00112
02-DR-S-00113
03-DR-S-00114
04-DR-S-00115
RF-DR-S-00116

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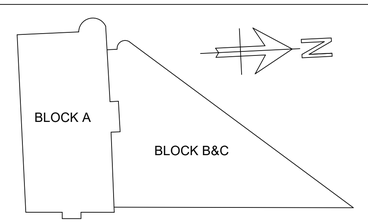

KEYPLAN

Rev	Description	Date	By / Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC / AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC / AC	PM

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DEMOLITION PLAN THIRD FLOOR

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-03-DR-S-00164	P02

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DEMOLITION KEY

PATTERN	DESCRIPTION
	AREA OF SUSPENDED FLOOR TO BE DEMOLISHED
	AREA OF BASEMENT FLOOR TO BE DEMOLISHED
	MASONRY WALL TO BE DEMOLISHED
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B1-DR-S-00110
00-DR-S-00111
01-DR-S-00112
02-DR-S-00113
03-DR-S-00114
04-DR-S-00115
RF-DR-S-00116

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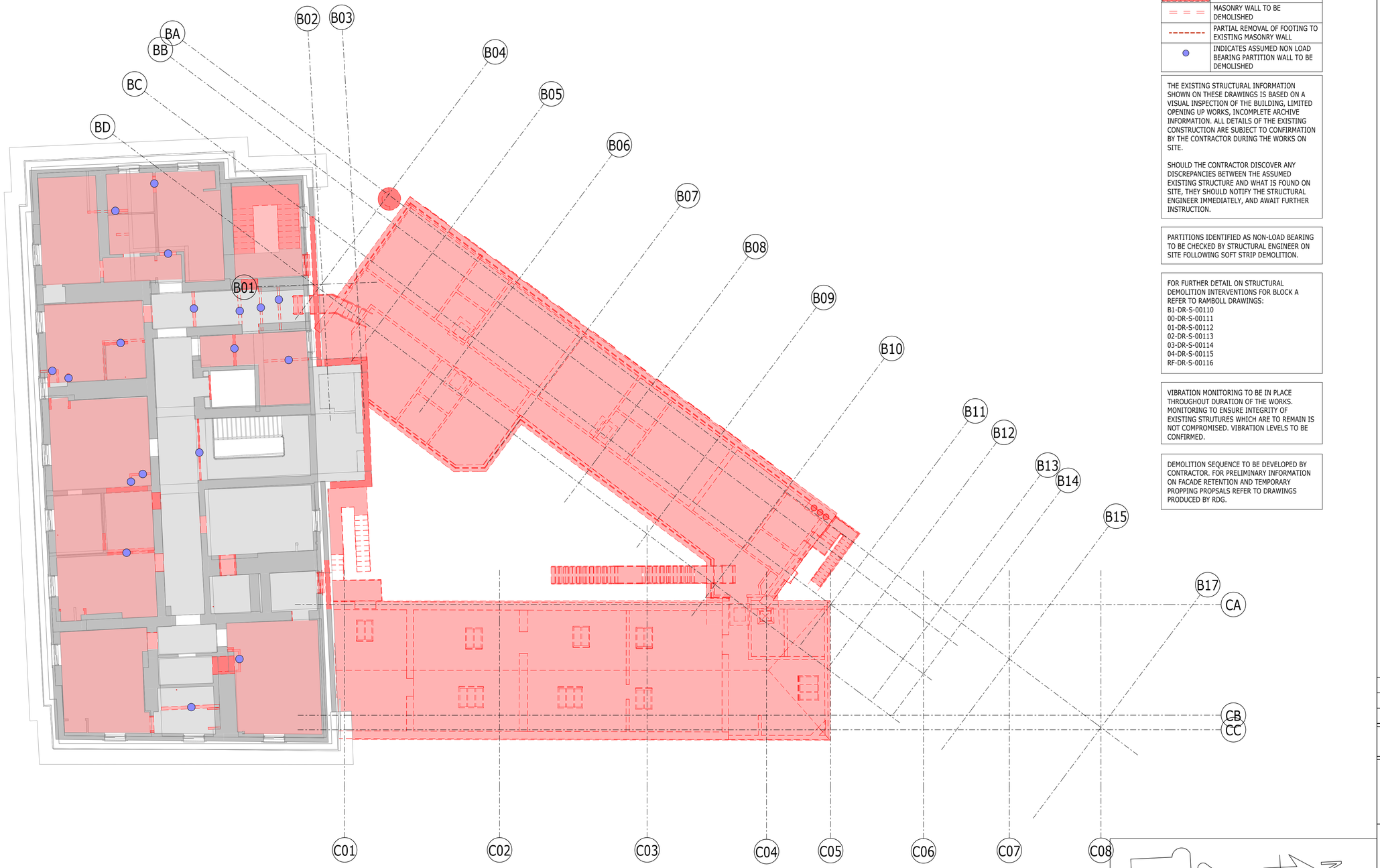
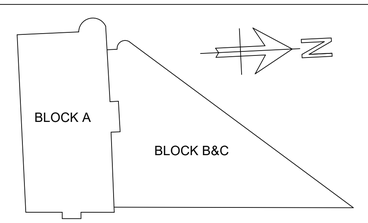
PLAN 1 : 100 — 1 / S-00300

DEM-LEVEL 04





KEYPLAN

Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

S3 - FOR REVIEW AND COMMENT

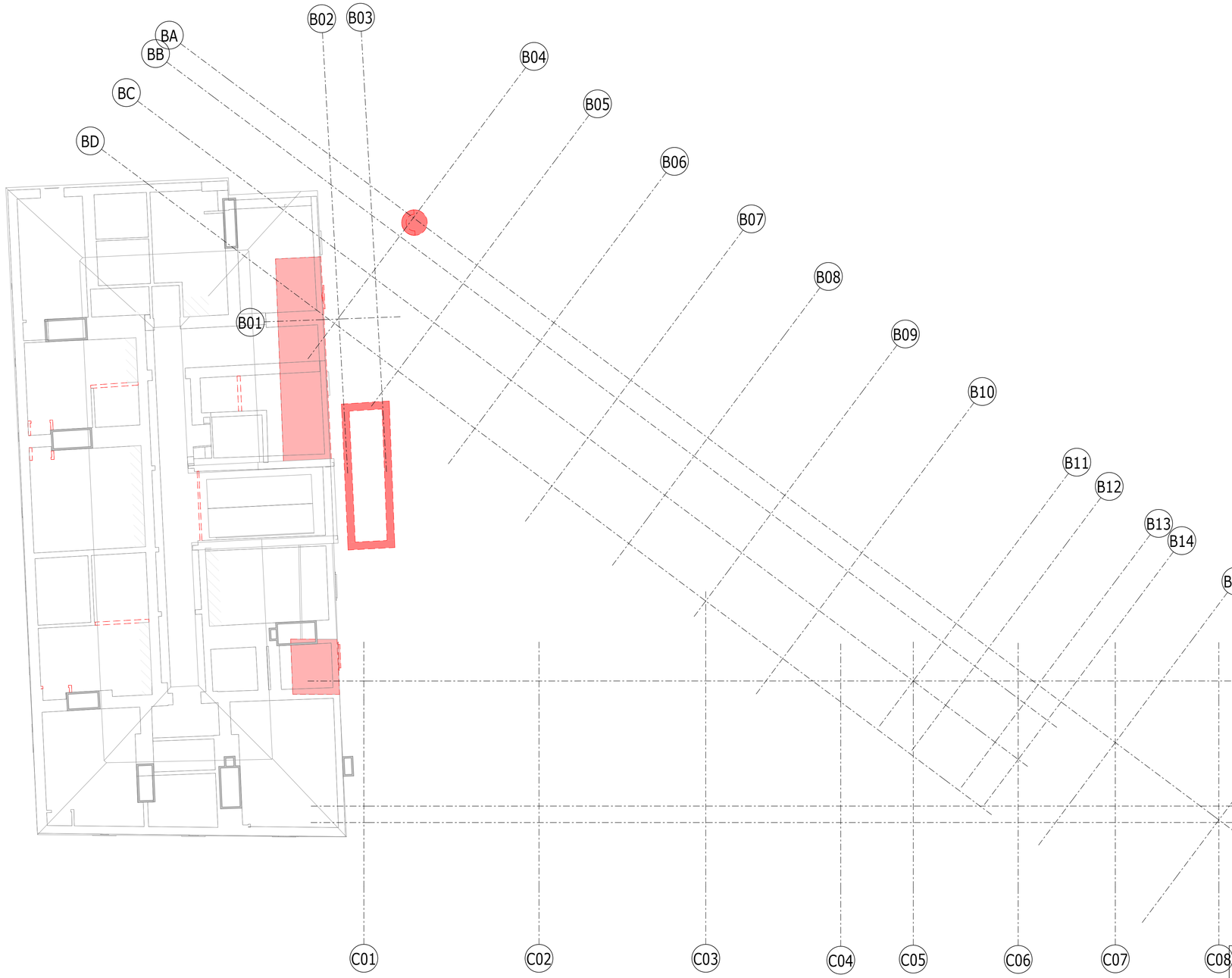
THE GEORGE HOTEL
HUDDERSFIELD

RAMBOLL
tel 01244 311855 chester@ramboll.co.uk
www.ramboll.co.uk

DEMOLITION PLAN FOURTH FLOOR

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-04-DR-S-00165 Rev: P02



PLAN 1 / S-00116
1 : 100
DEM-RF LEVEL

DEMOLITION KEY

PATTERN	DESCRIPTION
	AREA OF SUSPENDED FLOOR TO BE DEMOLISHED
	AREA OF BASEMENT FLOOR TO BE DEMOLISHED
	MASONRY WALL TO BE DEMOLISHED
	PARTIAL REMOVAL OF FOOTING TO EXISTING MASONRY WALL
	INDICATES ASSUMED NON LOAD BEARING PARTITION WALL TO BE DEMOLISHED

THE EXISTING STRUCTURAL INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON A VISUAL INSPECTION OF THE BUILDING, LIMITED OPENING UP WORKS, INCOMPLETE ARCHIVE INFORMATION. ALL DETAILS OF THE EXISTING CONSTRUCTION ARE SUBJECT TO CONFIRMATION BY THE CONTRACTOR DURING THE WORKS ON SITE.

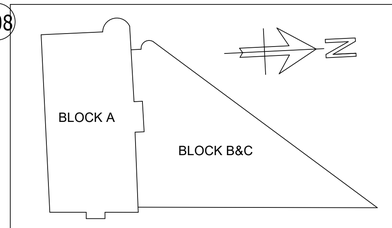
SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES BETWEEN THE ASSUMED EXISTING STRUCTURE AND WHAT IS FOUND ON SITE, THEY SHOULD NOTIFY THE STRUCTURAL ENGINEER IMMEDIATELY, AND AWAIT FURTHER INSTRUCTION.

PARTITIONS IDENTIFIED AS NON-LOAD BEARING TO BE CHECKED BY STRUCTURAL ENGINEER ON SITE FOLLOWING SOFT STRIP DEMOLITION.

FOR FURTHER DETAIL ON STRUCTURAL DEMOLITION INTERVENTIONS FOR BLOCK A REFER TO RAMBOLL DRAWINGS:
B1-DR-S-00110
00-DR-S-00111
01-DR-S-00112
02-DR-S-00113
03-DR-S-00114
04-DR-S-00115
RF-DR-S-00116

VIBRATION MONITORING TO BE IN PLACE THROUGHOUT DURATION OF THE WORKS. MONITORING TO ENSURE INTEGRITY OF EXISTING STRUTURES WHICH ARE TO REMAIN IS NOT COMPROMISED. VIBRATION LEVELS TO BE CONFIRMED.

DEMOLITION SEQUENCE TO BE DEVELOPED BY CONTRACTOR. FOR PRELIMINARY INFORMATION ON FACADE RETENTION AND TEMPORARY PROPPING PROPSALS REFER TO DRAWINGS PRODUCED BY RDG.



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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

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THE GEORGE HOTEL
HUDDERSFIELD

RAMBOLL
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DEMOLITION PLAN ROOF LEVEL

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-RF-DR-S-00166
Rev: P02

PLAN 1 (S-00110)
1 : 100
LP-LEVEL B1

UNFACTORED VARIABLE LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	CIRCULATION	4.0
	BEDROOMS	2.0+1.0 (PARTITIONS) = 3.0
	KITCHENS	3.0
	DINING/BANQUET HALL	5.0
	WALKWAYS (2-WAY PEDESTRIAN TRAFFIC)	5.0
	STORAGE SPACE	5.0
	ROOF LOADING (MAINTENANCE ACCESS ONLY)	0.6
	PLANT LOADING	7.5
	GENERAL USE - STAFF CHANGING	2.5
	GENERAL USE - COMMS	3.0
	GYM	5.0
	WATER TANK LOADING	TBC

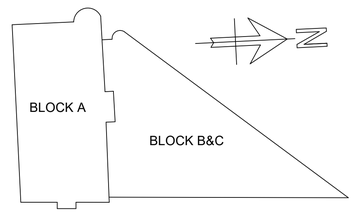
UNFACTORED SUPERIMPOSED DEAD LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	NEW BASEMENT FLOOR	75mm thk SCREED = 1.9 INSULATION & DRAINED CAVITY SYSTEM = 0.5kN/m LOWER SCREED = 1.9
	TYPICAL FLOOR BUILDUP	75mm SCREED = 1.9 ALLOW FOR CEILING & SERVICES = 0.5 TOTAL = 2.4
	TYPICAL WALKWAY	ALLOWANCE = 1.0
	TYPICAL TIMBER FLOOR (BLOCK A)	TIMBER FLOOR BOARDS = 0.21 15MM ACOUSTIC MATTING = 0.120 CEMENT PARTICLE BOARD (28MM) = 0.09 SERVICES = 0.15 INSULATION = 0.02 LATH AND PLASTER = 0.5 TOTAL = 1.09
	TYPICAL ROOF BUILDUP	NEW ROOF SYSTEM = 1.15 BLUE ROOF = 1.0 CEILING AND SERVICES = 0.5 TOTAL = 2.65
	STAIR CORE (OVERRUN) ROOF BUILDUP	ALLOWANCE = 1.0
	EXISTING BASEMENT FLOOR	TBC

LINE LOADS

PATTERN	DESCRIPTION	LOAD kN/m
	BALUSTRADE	VERTICAL LOAD = 1.0 VARIABLE HORIZONTAL LOAD (1.2m ABOVE F.F.L.) = 0.74
	ATRIUM ROOF	TBC BY SPECIALIST
	FACADE	ALLOWANCE = 5.0
	PLANT SCREEN	ALLOWANCE = 1.5
	STAIR FOOTING	ALLOWANCE = 15.0

ALL DEAD AND SUPERDEAD LOADS ARE PRELIMINARY AND ARE TO BE CONFIRMED BY THE CONTRACTOR TO SUIT FINAL FINISHES AND ELEVATION DETAILS AND OTHER SECONDARY SYSTEMS.



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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL
HUDDERSFIELD

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LOADING PLAN
BASEMENT LEVEL

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-B1-DR-S-00170
Rev: P02

PLAN 1 (S-00205)
1 : 100

LP-LEVEL 00

UNFACTORED VARIABLE LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	CIRCULATION	4.0
	BEDROOMS	2.0+1.0 (PARTITIONS) = 3.0
	KITCHENS	3.0
	DINING/BANQUET HALL	5.0
	WALKWAYS (2-WAY PEDESTRIAN TRAFFIC)	5.0
	STORAGE SPACE	5.0
	ROOF LOADING (MAINTENANCE ACCESS ONLY)	0.6
	PLANT LOADING	7.5
	GENERAL USE - STAFF CHANGING	2.5
	GENERAL USE - COMMS	3.0
	GYM	5.0
	WATER TANK LOADING	TBC

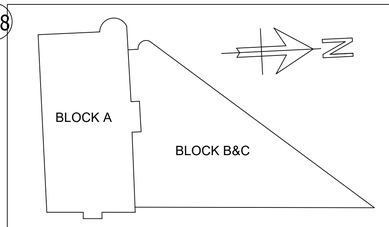
UNFACTORED SUPERIMPOSED DEAD LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	NEW BASEMENT FLOOR	75mm thk SCREED = 1.9 INSULATION & DRAINED CAVITY SYSTEM = 0.5kN/m LOWER SCREED = 1.9
	TYPICAL FLOOR BUILDUP	75mm SCREED = 1.9 ALLOW FOR CEILING & SERVICES = 0.5 TOTAL = 2.4
	TYPICAL WALKWAY	ALLOWANCE = 1.0
	TYPICAL TIMBER FLOOR (BLOCK A)	TIMBER FLOOR BOARDS = 0.21 15MM ACOUSTIC MATTING = 0.120 CEMENT PARTICLE BOARD (28MM) = 0.09 SERVICES = 0.15 INSULATION = 0.02 LATH AND PLASTER = 0.5 TOTAL = 1.09
	TYPICAL ROOF BUILDUP	NEW ROOF SYSTEM = 1.15 BLUE ROOF = 1.0 CEILING AND SERVICES = 0.5 TOTAL = 2.65
	STAIR CORE (OVERRUN) ROOF BUILDUP	ALLOWANCE = 1.0
	EXISTING BASEMENT FLOOR	TBC

LINE LOADS

PATTERN	DESCRIPTION	LOAD kN/m
	BALUSTRADE	VERTICAL LOAD = 1.0 VARIABLE HORIZONTAL LOAD (1.2m ABOVE F.F.L.) = 0.74
	ATRIUM ROOF	TBC BY SPECIALIST
	FACADE	ALLOWANCE = 5.0
	PLANT SCREEN	ALLOWANCE = 1.5
	STAIR FOOTING	ALLOWANCE = 15.0

ALL DEAD AND SUPERDEAD LOADS ARE PRELIMINARY AND ARE TO BE CONFIRMED BY THE CONTRACTOR TO SUIT FINAL FINISHES AND ELEVATION DETAILS AND OTHER SECONDARY SYSTEMS.



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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL
HUDDERSFIELD

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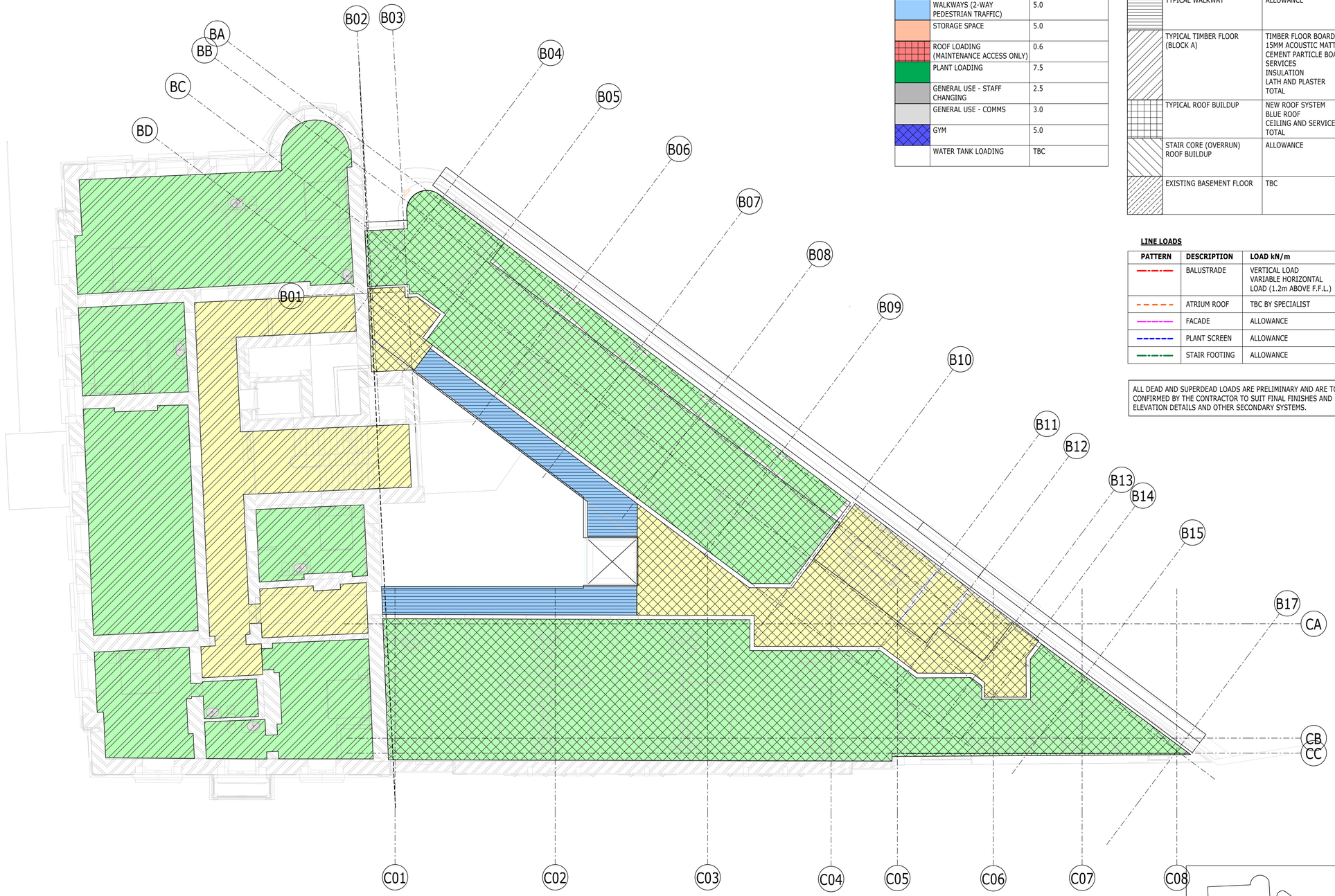
LOADING PLAN
GROUND FLOOR

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-00-DR-S-00171
Rev: P02



PLAN 1 (S-00206)
1 : 100
LP-LEVEL 01

UNFACTORED VARIABLE LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	CIRCULATION	4.0
	BEDROOMS	2.0+1.0 (PARTITIONS) = 3.0
	KITCHENS	3.0
	DINING/BANQUET HALL	5.0
	WALKWAYS (2-WAY PEDESTRIAN TRAFFIC)	5.0
	STORAGE SPACE	5.0
	ROOF LOADING (MAINTENANCE ACCESS ONLY)	0.6
	PLANT LOADING	7.5
	GENERAL USE - STAFF CHANGING	2.5
	GENERAL USE - COMMS	3.0
	GYM	5.0
	WATER TANK LOADING	TBC

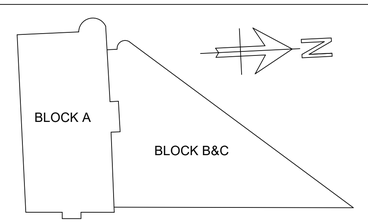
UNFACTORED SUPERIMPOSED DEAD LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	NEW BASEMENT FLOOR	75mm thk SCREED = 1.9 INSULATION & DRAINED CAVITY SYSTEM = 0.5kN/m LOWER SCREED = 1.9
	TYPICAL FLOOR BUILDUP	75mm SCREED = 1.9 ALLOW FOR CEILING & SERVICES = 0.5 TOTAL = 2.4
	TYPICAL WALKWAY	ALLOWANCE = 1.0
	TYPICAL TIMBER FLOOR (BLOCK A)	TIMBER FLOOR BOARDS = 0.21 15MM ACOUSTIC MATTING = 0.120 CEMENT PARTICLE BOARD (28MM) = 0.09 SERVICES = 0.15 INSULATION = 0.02 LATH AND PLASTER = 0.5 TOTAL = 1.09
	TYPICAL ROOF BUILDUP	NEW ROOF SYSTEM = 1.15 BLUE ROOF = 1.0 CEILING AND SERVICES = 0.5 TOTAL = 2.65
	STAIR CORE (OVERRUN) ROOF BUILDUP	ALLOWANCE = 1.0
	EXISTING BASEMENT FLOOR	TBC

LINE LOADS

PATTERN	DESCRIPTION	LOAD kN/m
	BALUSTRADE	VERTICAL LOAD = 1.0 VARIABLE HORIZONTAL LOAD (1.2m ABOVE F.F.L.) = 0.74
	ATRIUM ROOF	TBC BY SPECIALIST
	FACADE	ALLOWANCE = 5.0
	PLANT SCREEN	ALLOWANCE = 1.5
	STAIR FOOTING	ALLOWANCE = 15.0

ALL DEAD AND SUPERDEAD LOADS ARE PRELIMINARY AND ARE TO BE CONFIRMED BY THE CONTRACTOR TO SUIT FINAL FINISHES AND ELEVATION DETAILS AND OTHER SECONDARY SYSTEMS.



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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL
HUDDERSFIELD

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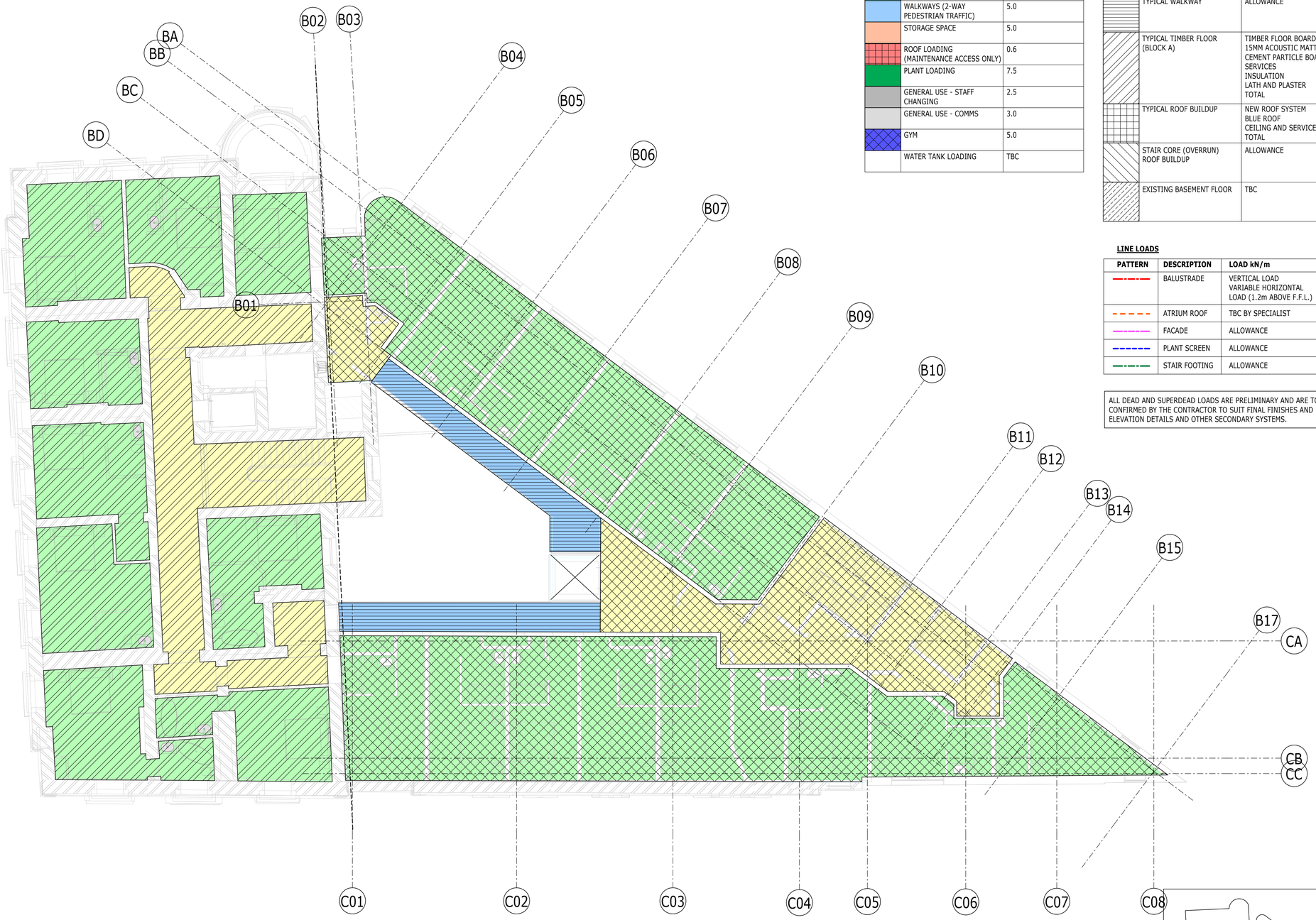
LOADING PLAN FIRST FLOOR

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-01-DR-S-00172
Rev: P02



PLAN 1 : 100 — 1 / S-00300

LP-LEVEL 02

UNFACTORED VARIABLE LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	CIRCULATION	4.0
	BEDROOMS	2.0+1.0 (PARTITIONS) = 3.0
	KITCHENS	3.0
	DINING/BANQUET HALL	5.0
	WALKWAYS (2-WAY PEDESTRIAN TRAFFIC)	5.0
	STORAGE SPACE	5.0
	ROOF LOADING (MAINTENANCE ACCESS ONLY)	0.6
	PLANT LOADING	7.5
	GENERAL USE - STAFF CHANGING	2.5
	GENERAL USE - COMMS	3.0
	GYM	5.0
	WATER TANK LOADING	TBC

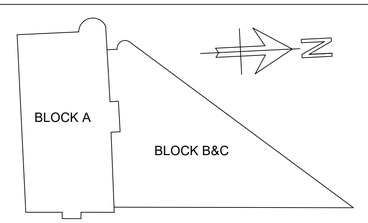
UNFACTORED SUPERIMPOSED DEAD LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	NEW BASEMENT FLOOR	75mm thk SCREED = 1.9 INSULATION & DRAINED CAVITY SYSTEM = 0.5kN/m LOWER SCREED = 1.9
	TYPICAL FLOOR BUILDUP	75mm SCREED = 1.9 ALLOW FOR CEILING & SERVICES = 0.5 TOTAL = 2.4
	TYPICAL WALKWAY	ALLOWANCE = 1.0
	TYPICAL TIMBER FLOOR (BLOCK A)	TIMBER FLOOR BOARDS = 0.21 15MM ACOUSTIC MATTING = 0.120 CEMENT PARTICLE BOARD (28MM) = 0.09 SERVICES = 0.15 INSULATION = 0.02 LATH AND PLASTER = 0.5 TOTAL = 1.09
	TYPICAL ROOF BUILDUP	NEW ROOF SYSTEM = 1.15 BLUE ROOF = 1.0 CEILING AND SERVICES = 0.5 TOTAL = 2.65
	STAIR CORE (OVERRUN) ROOF BUILDUP	ALLOWANCE = 1.0
	EXISTING BASEMENT FLOOR	TBC

LINE LOADS

PATTERN	DESCRIPTION	LOAD kN/m
	BALUSTRADE	VERTICAL LOAD = 1.0 VARIABLE HORIZONTAL LOAD (1.2m ABOVE F.F.L.) = 0.74
	ATRIUM ROOF	TBC BY SPECIALIST
	FACADE	ALLOWANCE = 5.0
	PLANT SCREEN	ALLOWANCE = 1.5
	STAIR FOOTING	ALLOWANCE = 15.0

ALL DEAD AND SUPERDEAD LOADS ARE PRELIMINARY AND ARE TO BE CONFIRMED BY THE CONTRACTOR TO SUIT FINAL FINISHES AND ELEVATION DETAILS AND OTHER SECONDARY SYSTEMS.



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Rev	Description	Date	By / Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC / AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC / AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL
HUDDERSFIELD

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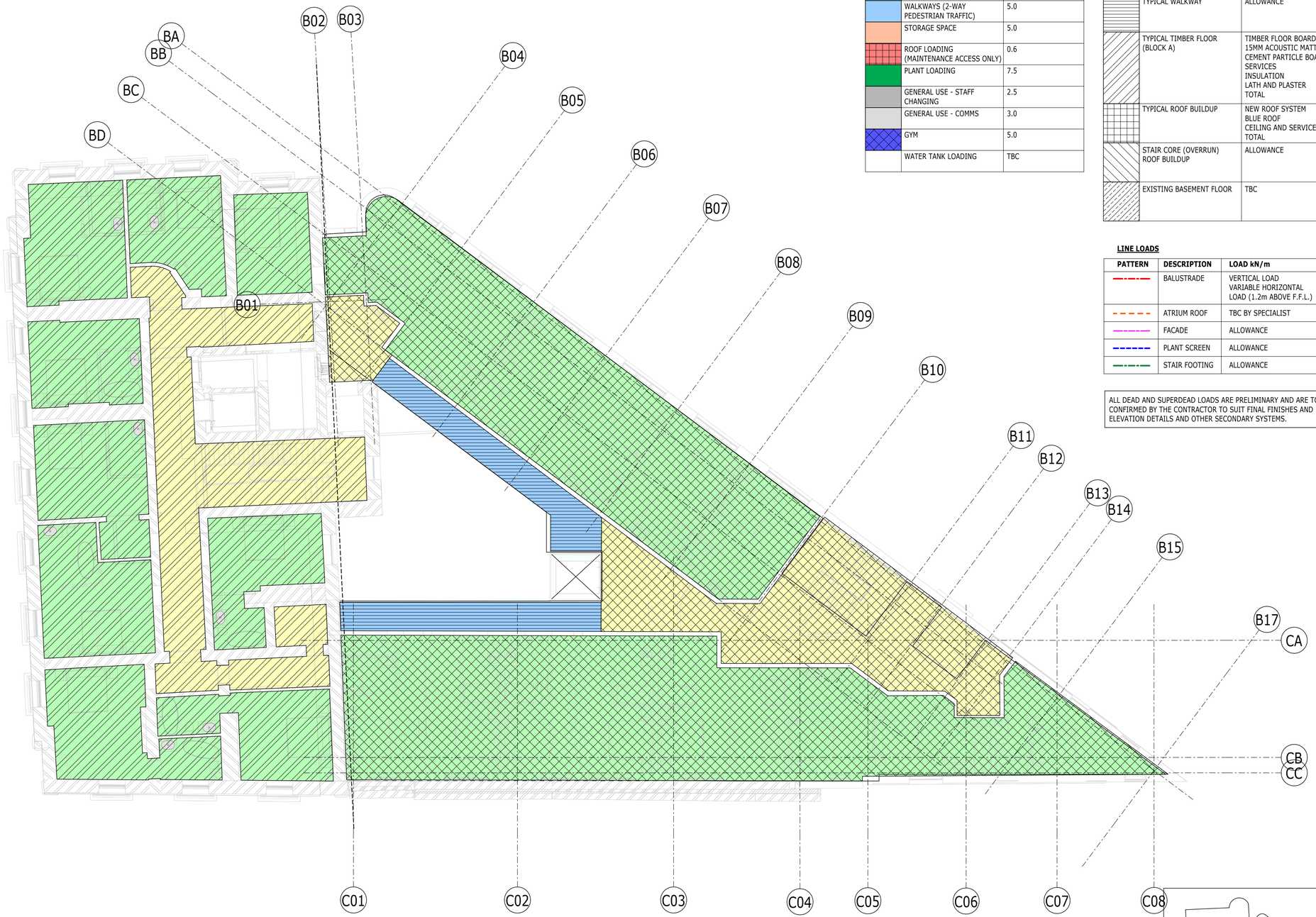
LOADING PLAN
SECOND FLOOR

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-02-DR-S-00173 Rev: P02



PLAN 1 : 100 — 1 / S-00300

LP-LEVEL 03

UNFACTORED VARIABLE LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	CIRCULATION	4.0
	BEDROOMS	2.0+1.0 (PARTITIONS) = 3.0
	KITCHENS	3.0
	DINING/BANQUET HALL	5.0
	WALKWAYS (2-WAY PEDESTRIAN TRAFFIC)	5.0
	STORAGE SPACE	5.0
	ROOF LOADING (MAINTENANCE ACCESS ONLY)	0.6
	PLANT LOADING	7.5
	GENERAL USE - STAFF CHANGING	2.5
	GENERAL USE - COMMS	3.0
	GYM	5.0
	WATER TANK LOADING	TBC

UNFACTORED SUPERIMPOSED DEAD LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	NEW BASEMENT FLOOR	75mm thk SCREED = 1.9 INSULATION & DRAINED CAVITY SYSTEM = 0.5kN/m LOWER SCREED = 1.9
	TYPICAL FLOOR BUILDUP	75mm SCREED = 1.9 ALLOW FOR CEILING & SERVICES = 0.5 TOTAL = 2.4
	TYPICAL WALKWAY	ALLOWANCE = 1.0
	TYPICAL TIMBER FLOOR (BLOCK A)	TIMBER FLOOR BOARDS = 0.21 15MM ACOUSTIC MATTING = 0.120 CEMENT PARTICLE BOARD (28MM) = 0.09 SERVICES = 0.15 INSULATION = 0.02 LATH AND PLASTER = 0.5 TOTAL = 1.09
	TYPICAL ROOF BUILDUP	NEW ROOF SYSTEM = 1.15 BLUE ROOF = 1.0 CEILING AND SERVICES = 0.5 TOTAL = 2.65
	STAIR CORE (OVERRUN) ROOF BUILDUP	ALLOWANCE = 1.0
	EXISTING BASEMENT FLOOR	TBC

LINE LOADS

PATTERN	DESCRIPTION	LOAD kN/m
	BALUSTRADE	VERTICAL LOAD = 1.0 VARIABLE HORIZONTAL LOAD (1.2m ABOVE F.F.L.) = 0.74
	ATRIUM ROOF	TBC BY SPECIALIST
	FACADE	ALLOWANCE = 5.0
	PLANT SCREEN	ALLOWANCE = 1.5
	STAIR FOOTING	ALLOWANCE = 15.0

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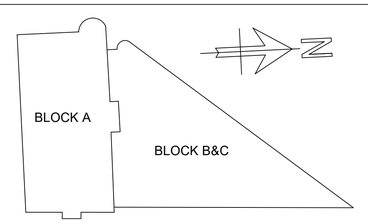

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Rev	Description	Date	By / Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC / AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC / AC	PM

S3 - FOR REVIEW AND COMMENT

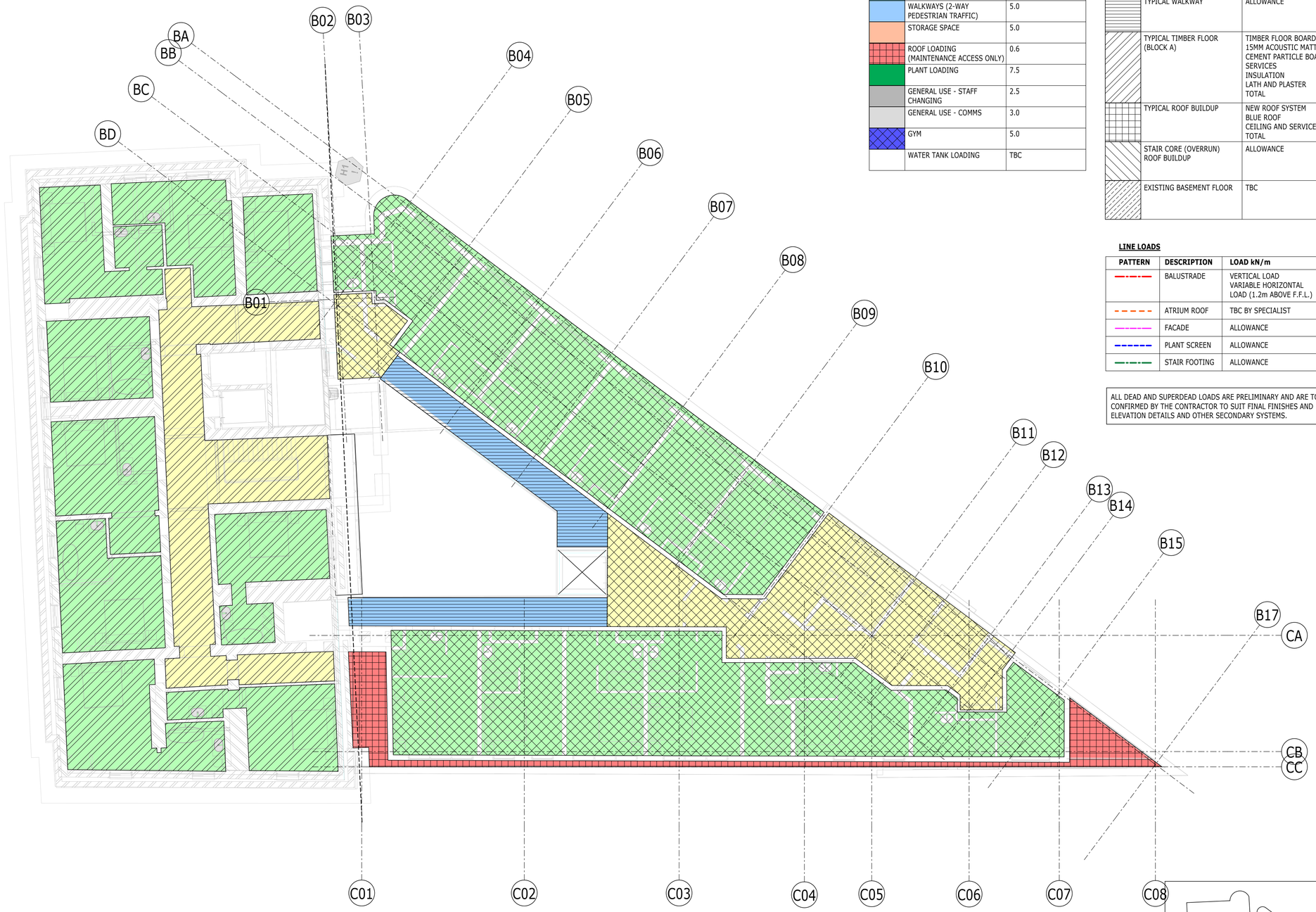
THE GEORGE HOTEL
HUDDERSFIELD

RAMBOLL
tel 01244 311855 chester@ramboll.co.uk
www.ramboll.co.uk

LOADING PLAN
THIRD FLOOR

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-03-DR-S-00174 Rev: P02



PLAN 1 : 100 — 1 / S-00300

LP-LEVEL 04

UNFACTORED VARIABLE LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	CIRCULATION	4.0
	BEDROOMS	2.0+1.0 (PARTITIONS) = 3.0
	KITCHENS	3.0
	DINING/BANQUET HALL	5.0
	WALKWAYS (2-WAY PEDESTRIAN TRAFFIC)	5.0
	STORAGE SPACE	5.0
	ROOF LOADING (MAINTENANCE ACCESS ONLY)	0.6
	PLANT LOADING	7.5
	GENERAL USE - STAFF CHANGING	2.5
	GENERAL USE - COMMS	3.0
	GYM	5.0
	WATER TANK LOADING	TBC

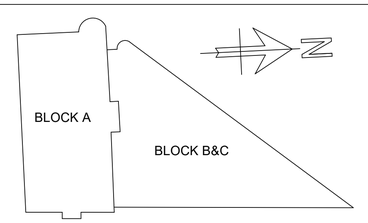
UNFACTORED SUPERIMPOSED DEAD LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	NEW BASEMENT FLOOR	75mm thk SCREED = 1.9 INSULATION & DRAINED CAVITY SYSTEM = 0.5kN/m LOWER SCREED = 1.9
	TYPICAL FLOOR BUILDUP	75mm SCREED = 1.9 ALLOW FOR CEILING & SERVICES = 0.5 TOTAL = 2.4
	TYPICAL WALKWAY	ALLOWANCE = 1.0
	TYPICAL TIMBER FLOOR (BLOCK A)	TIMBER FLOOR BOARDS = 0.21 15MM ACOUSTIC MATTING = 0.120 CEMENT PARTICLE BOARD (28MM) = 0.09 SERVICES = 0.15 INSULATION = 0.02 LATH AND PLASTER = 0.5 TOTAL = 1.09
	TYPICAL ROOF BUILDUP	NEW ROOF SYSTEM = 1.15 BLUE ROOF = 1.0 CEILING AND SERVICES = 0.5 TOTAL = 2.65
	STAIR CORE (OVERRUN) ROOF BUILDUP	ALLOWANCE = 1.0
	EXISTING BASEMENT FLOOR	TBC

LINE LOADS

PATTERN	DESCRIPTION	LOAD kN/m
	BALUSTRADE	VERTICAL LOAD = 1.0 VARIABLE HORIZONTAL LOAD (1.2m ABOVE F.F.L.) = 0.74
	ATRIUM ROOF	TBC BY SPECIALIST
	FACADE	ALLOWANCE = 5.0
	PLANT SCREEN	ALLOWANCE = 1.5
	STAIR FOOTING	ALLOWANCE = 15.0

ALL DEAD AND SUPERDEAD LOADS ARE PRELIMINARY AND ARE TO BE CONFIRMED BY THE CONTRACTOR TO SUIT FINAL FINISHES AND ELEVATION DETAILS AND OTHER SECONDARY SYSTEMS.



KEYPLAN

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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL
HUDDERSFIELD

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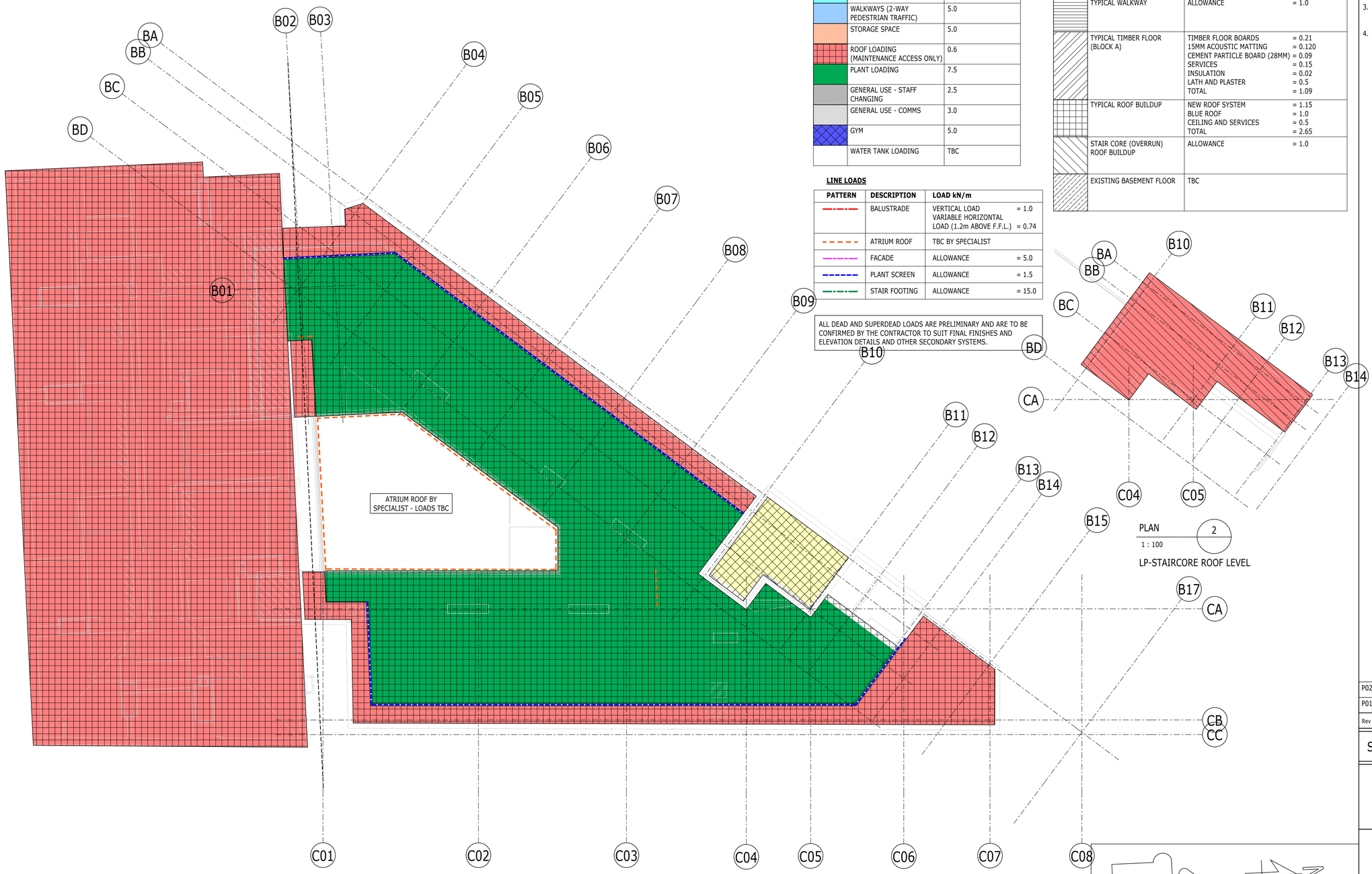
LOADING PLAN
FOURTH FLOOR

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-04-DR-S-00175

Rev: P02



PLAN 1 (S-00116)
1 : 100
LP-RF LEVEL

PLAN 2
1 : 100
LP-STAIRCORE ROOF LEVEL

UNFACTORED VARIABLE LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	CIRCULATION	4.0
	BEDROOMS	2.0+1.0 (PARTITIONS) = 3.0
	KITCHENS	3.0
	DINING/BANQUET HALL	5.0
	WALKWAYS (2-WAY PEDESTRIAN TRAFFIC)	5.0
	STORAGE SPACE	5.0
	ROOF LOADING (MAINTENANCE ACCESS ONLY)	0.6
	PLANT LOADING	7.5
	GENERAL USE - STAFF CHANGING	2.5
	GENERAL USE - COMMS	3.0
	GYM	5.0
	WATER TANK LOADING	TBC

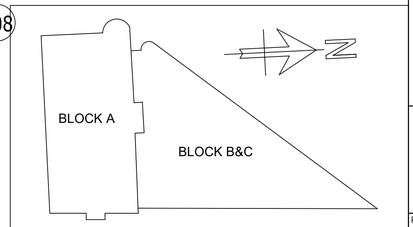
LINE LOADS

PATTERN	DESCRIPTION	LOAD kN/m
	BALUSTRADE	VERTICAL LOAD = 1.0 VARIABLE HORIZONTAL LOAD (1.2m ABOVE F.F.L.) = 0.74
	ATRIUM ROOF	TBC BY SPECIALIST
	FACADE	ALLOWANCE = 5.0
	PLANT SCREEN	ALLOWANCE = 1.5
	STAIR FOOTING	ALLOWANCE = 15.0

ALL DEAD AND SUPERDEAD LOADS ARE PRELIMINARY AND ARE TO BE CONFIRMED BY THE CONTRACTOR TO SUIT FINAL FINISHES AND ELEVATION DETAILS AND OTHER SECONDARY SYSTEMS.

UNFACTORED SUPERIMPOSED DEAD LOAD

PATTERN	DESCRIPTION	LOAD kN/m²
	NEW BASEMENT FLOOR	75mm thk SCREED = 1.9 INSULATION & DRAINED CAVITY SYSTEM = 0.5kN/m LOWER SCREED = 1.9
	TYPICAL FLOOR BUILDUP	75mm SCREED = 1.9 ALLOW FOR CEILING & SERVICES = 0.5 TOTAL = 2.4
	TYPICAL WALKWAY	ALLOWANCE = 1.0
	TYPICAL TIMBER FLOOR (BLOCK A)	TIMBER FLOOR BOARDS = 0.21 15MM ACOUSTIC MATTING = 0.120 CEMENT PARTICLE BOARD (28MM) = 0.09 SERVICES = 0.15 INSULATION = 0.02 LATH AND PLASTER = 0.5 TOTAL = 1.09
	TYPICAL ROOF BUILDUP	NEW ROOF SYSTEM = 1.15 BLUE ROOF = 1.0 CEILING AND SERVICES = 0.5 TOTAL = 2.65
	STAIR CORE (OVERRUN) ROOF BUILDUP	ALLOWANCE = 1.0
	EXISTING BASEMENT FLOOR	TBC



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Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL HUDDERSFIELD

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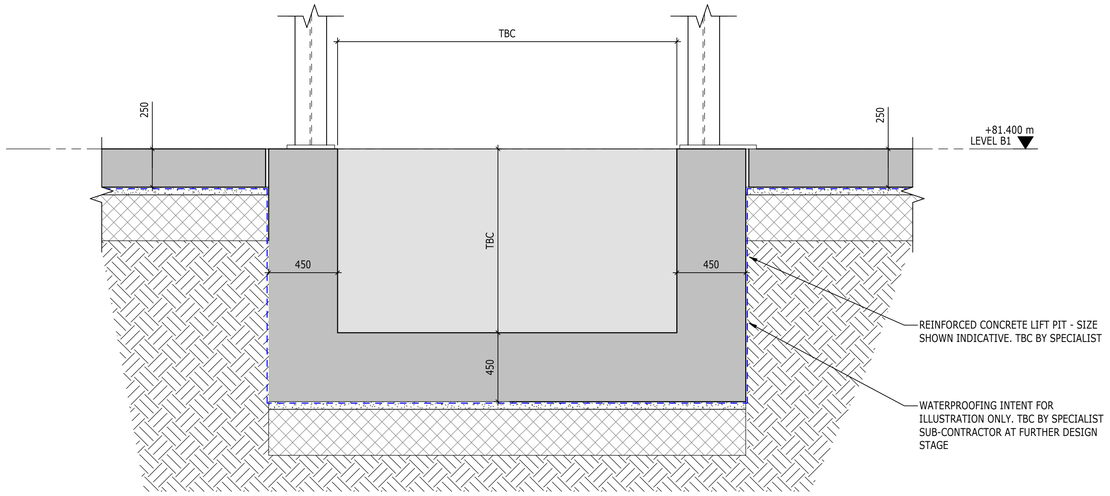
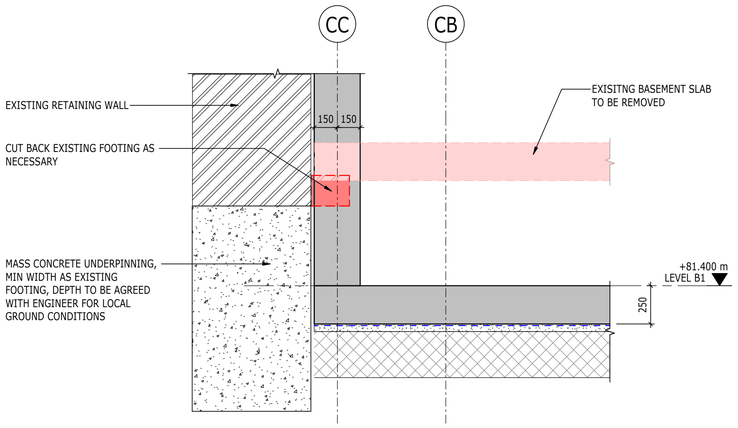
LOADING PLAN ROOF LEVEL

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

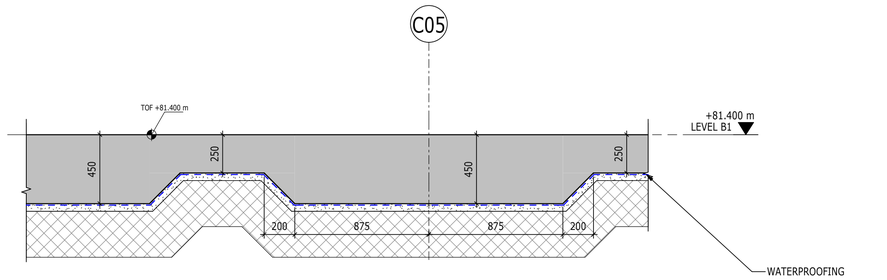
Drawing No: 4217-RAM-ZZ-RF-DR-S-00176
Rev: P02



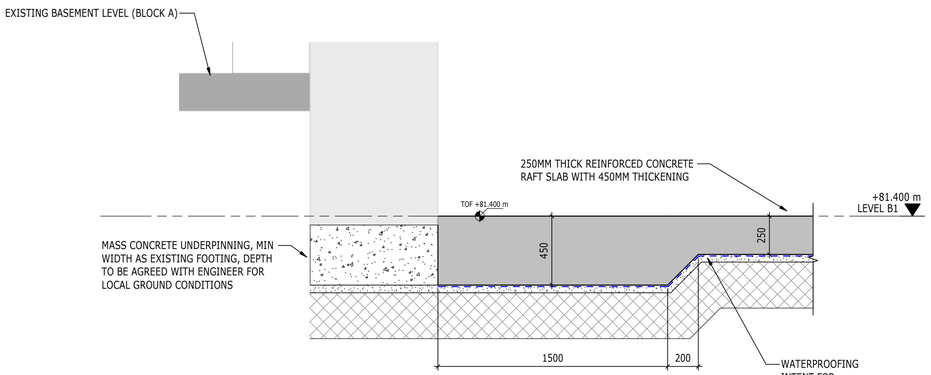
SECTION B1 / S-00100
1 : 20



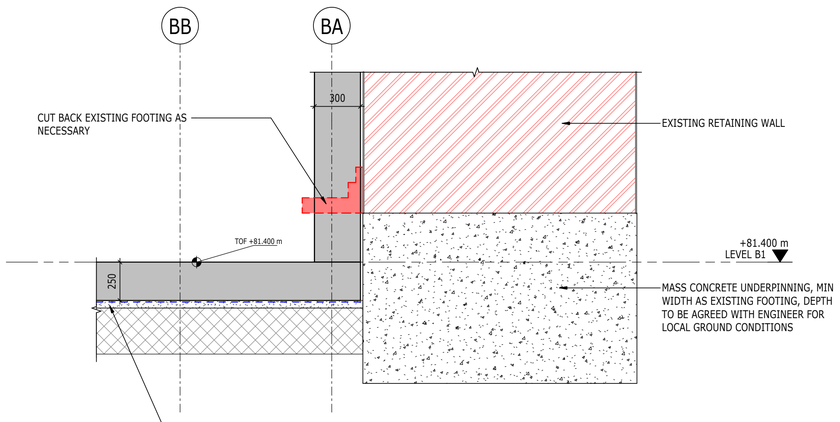
SECTION B2 / S-00100
1 : 20



SECTION B3 / S-00100
1 : 20



SECTION B4 / S-00100
1 : 20



SECTION B5 / S-00100
1 : 20

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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

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THE GEORGE HOTEL
HUDDERSFIELD

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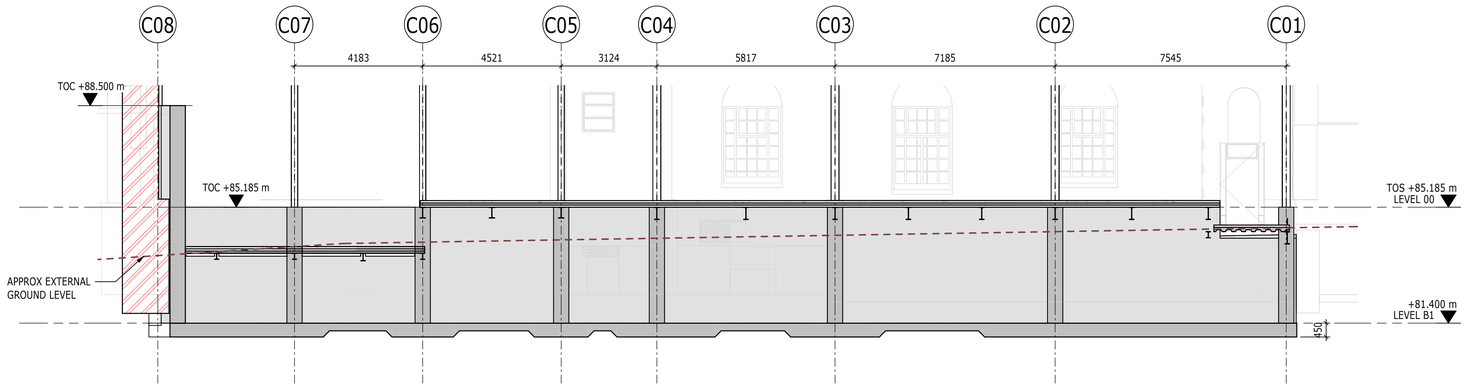
FOUNDATION SECTIONS & DETAILS

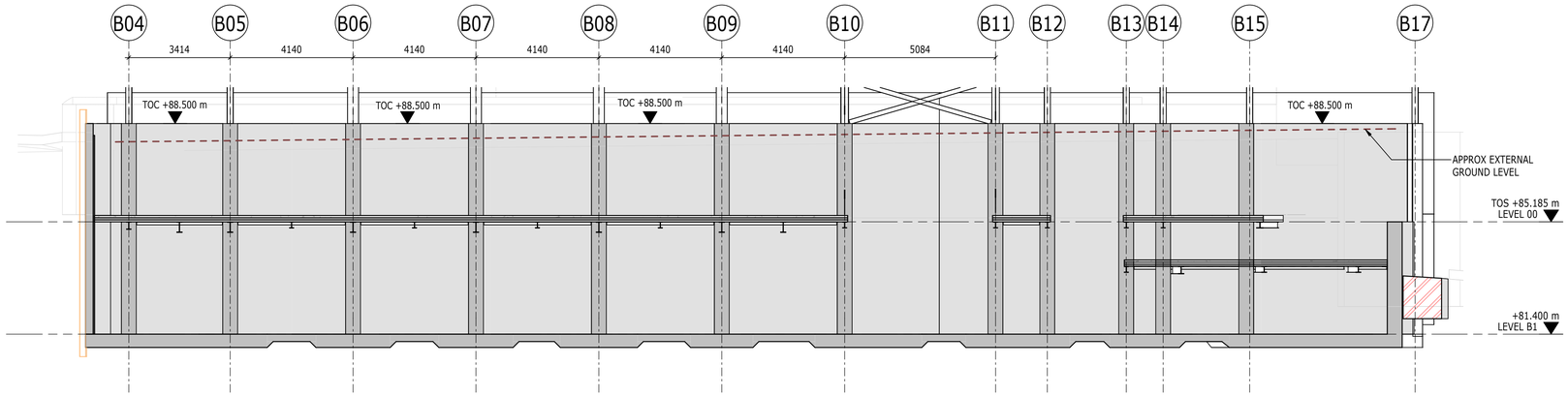
Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 20	NOV'22	JC

Drawing No: 4217-RAM-ZZ-FN-DR-S-00200
Rev: P02



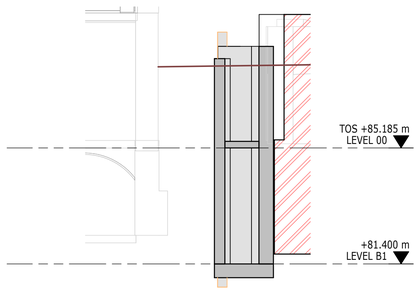
ELEVATION A
1 : 100
S-00205

BASEMENT RETAINING WALL ELEVATION A



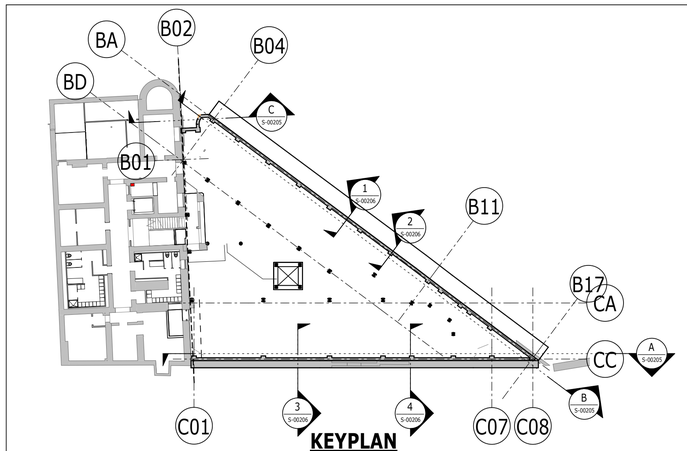
ELEVATION B
1 : 100
S-00205

BASEMENT RETAINING WALL ELEVATION B



ELEVATION C
1 : 100
S-00205

BASEMENT RETAINING WALL ELEVATION C



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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

S3 - FOR REVIEW AND COMMENT

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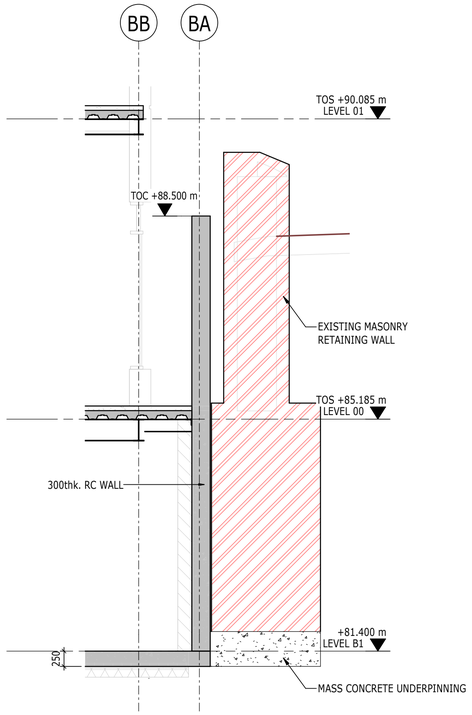
RETAINING WALL ELEVATIONS

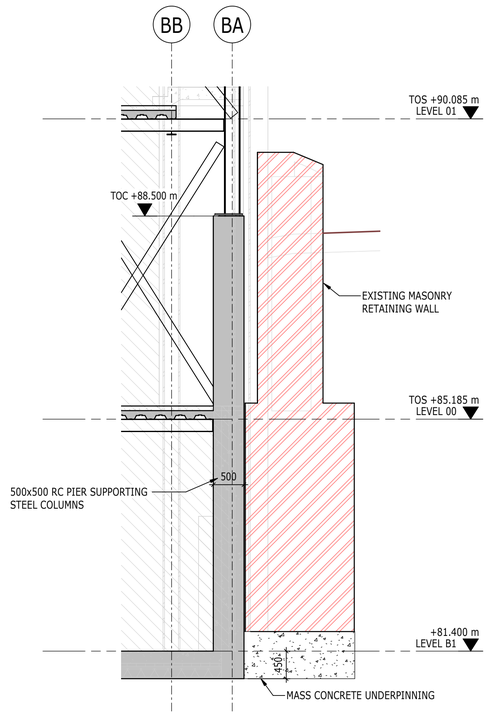
Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00205	P02



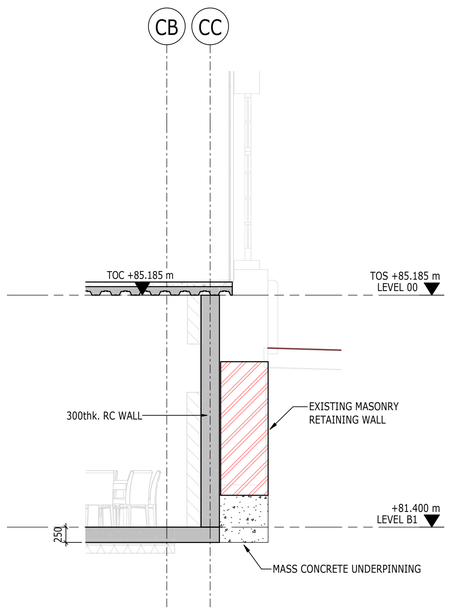
SECTION 1 / S-00205
1 : 50

BASEMENT RETAINING
WALL SECTION 1



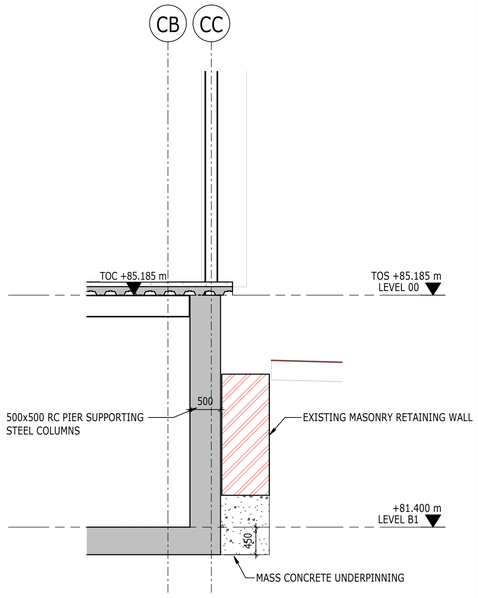
SECTION 2 / S-00205
1 : 50

BASEMENT RETAINING
WALL SECTION 2



SECTION 3 / S-00205
1 : 50

BASEMENT RETAINING
WALL SECTION 3



SECTION 4 / S-00205
1 : 50

BASEMENT RETAINING
WALL SECTION 4

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Rev	Description	Date	By Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC AC	PM

S3 - FOR REVIEW AND COMMENT

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HUDDERSFIELD

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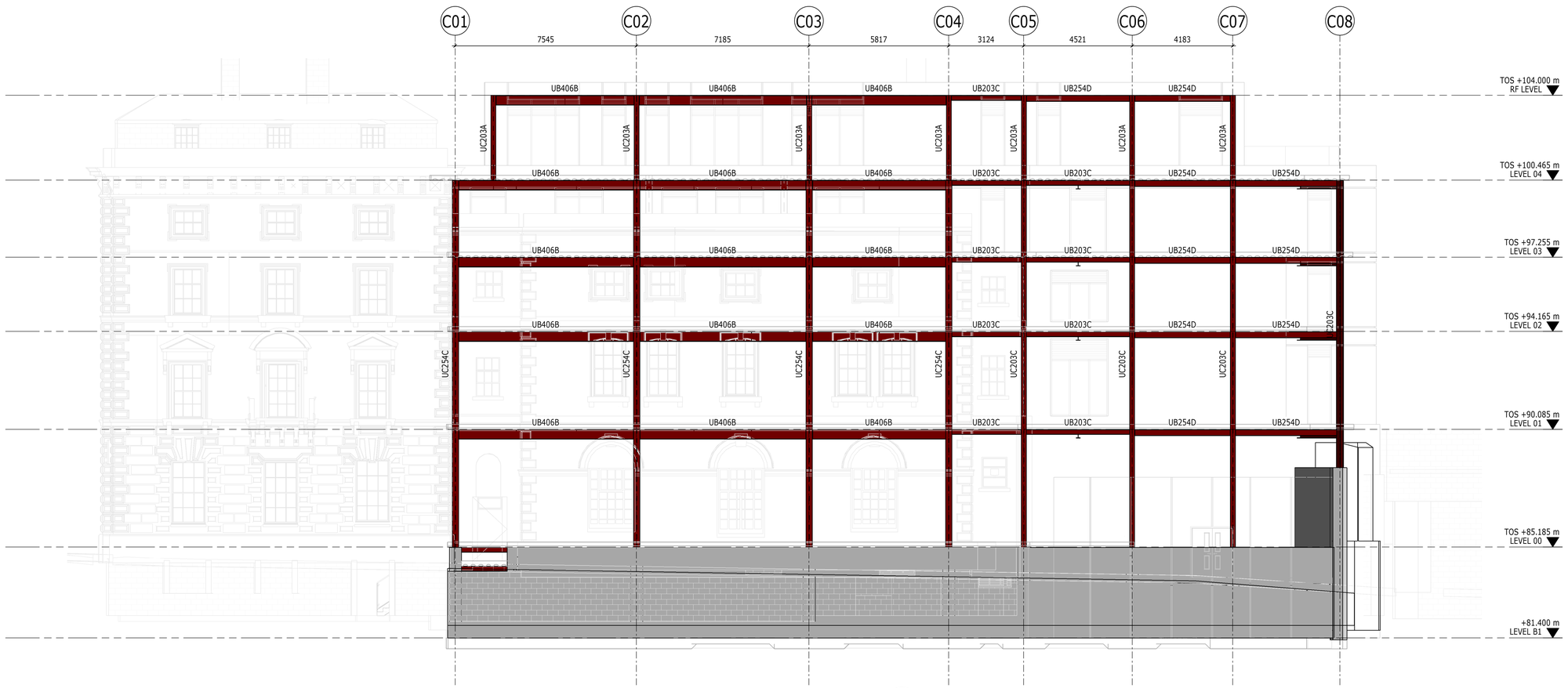
RETAINING WALL SECTIONS & DETAILS

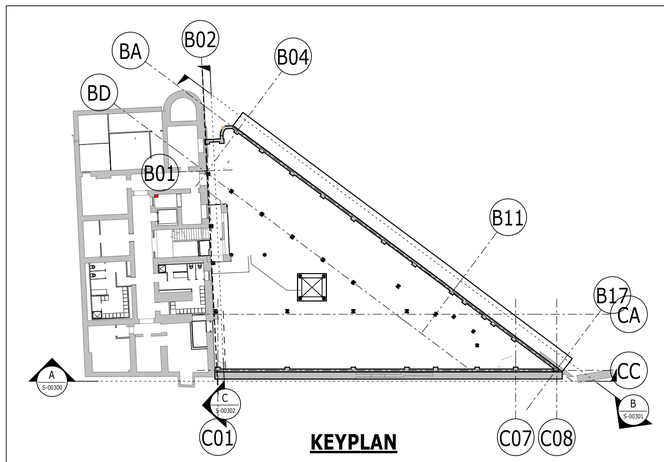
Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 50	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00206	P02



ELEVATION A (S-00300)
1 : 100

BUILDING ELEVATION A



KEYPLAN

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5. FOR GENERAL NOTES DRAWING REFER TO DRAWING No. 4217-RAM-ZZ-XX-DR-S-0010
6. FOR MEMBER SCHEDULES REFER TO DRAWING No. 4217-RAM-ZZ-XX-DR-S-0015 & S-0016
7. SEPERATE ALLOWANCES TO BE MADE FOR THE FOLLOWING:
   - ALL STEEL TO STEEL AND STEEL TO CONCRETE CONNECTIONS AND SPLICES
   - FACADE FIXINGS
   - TRANSFER BEAMS
   - STIFFENER PLATES AROUND BEAM WEB OPENINGS
   - STEEL COLUMNS

INABEYANCE / TO BE CONFIRMED

- BUILDERSWORK HOLES
- UPSTANDS
- MOMENT CONNECTION
- OPTIMISATION OF STEELWORK FOR FIRE DESIGN

THESE NOTES ARE BASED ON THE USE OF EXPERIENCED AND COMPETENT CONTRACTORS CARRYING OUT THE WORK USING AN APPROVED SAFE METHOD OF WORKING

WHERE RAMBOLL CDM HAZARD SYMBOLS (SUMMARIZED BELOW) ARE FOUND ON THE DRAWINGS, REFERENCE MUST BE MADE TO XXXX-XXX-XX-XX-XX-X-XXXXX. CHECK THE UNIQUE CDM ID IN THE TEXT NEXT TO THE SYMBOL FORMATTED: RAM-###

- INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION
- INDICATES A RESIDUAL RISK FOR INFORMATION
- INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION
- INDICATES A RESIDUAL RISK AS A WARNING

Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL HUDDERSFIELD

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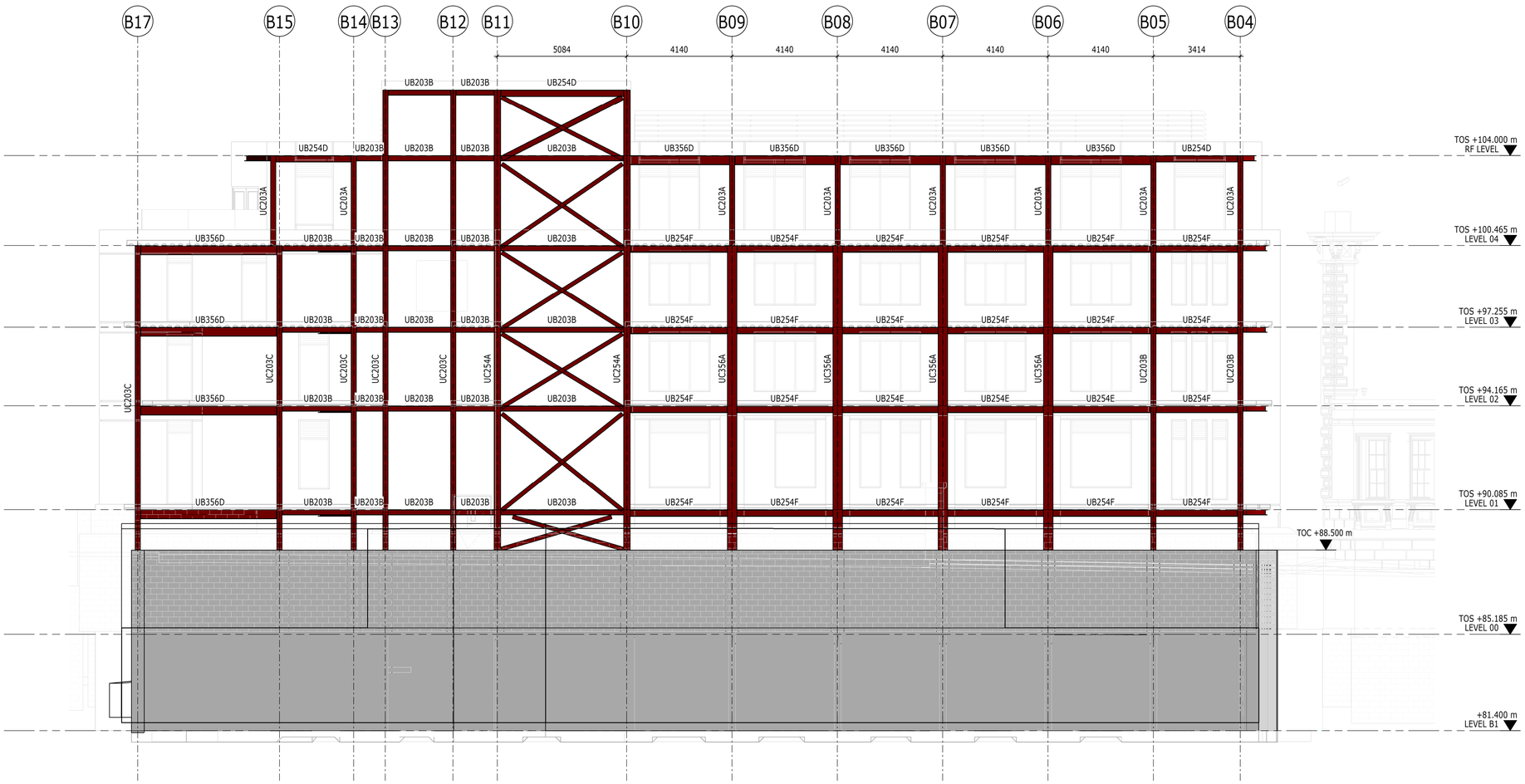
BUILDING ELEVATIONS SHEET 1

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1:100	NOV'22	JC

Drawing No: 4217-RAM-ZZ-ZZ-DR-S-00300
Rev: P02



ELEVATION B
1 : 100
S-00300

BUILDING ELEVATION B

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6. FOR MEMBER SCHEDULES REFER TO DRAWING No. 4217-RAM-ZZ-XX-DR-S-0015 & S-0016
7. SEPERATE ALLOWANCES TO BE MADE FOR THE FOLLOWING:
   - ALL STEEL TO STEEL AND STEEL TO CONCRETE CONNECTIONS AND SPLICES
   - FACADE FIXINGS
   - TRANSFER BEAMS
   - STIFFENER PLATES AROUND BEAM WEB OPENINGS
   - STEEL COLUMNS

REFER TO SHEET 4217-RAM-ZZ-ZZ-DR-S-00300 FOR KEYPLAN

INABEYANCE / TO BE CONFIRMED

- BUILDERSWORK HOLES
- UPSTANDS
- MOMENT CONNECTION
- OPTIMISATION OF STEELWORK FOR FIRE DESIGN

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- INDICATES A RESIDUAL RISK FOR INFORMATION
- INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION
- INDICATES A RESIDUAL RISK AS A WARNING

Rev	Description	Date	By	Chk	App
P02	PLANNING & LBC ISSUE	16/12 2022	JC	AC	PM
P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL HUDDERSFIELD

RAMBOLL

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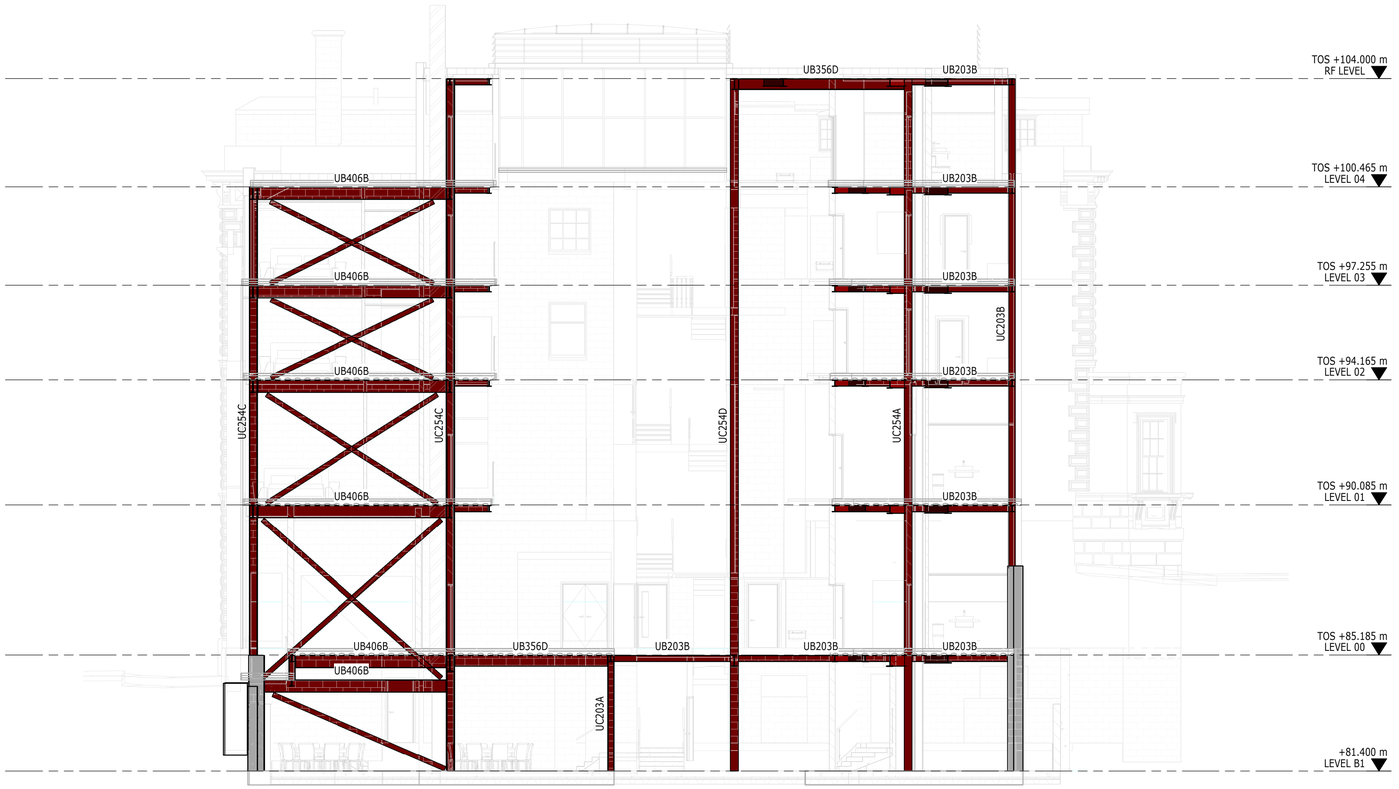
BUILDING ELEVATIONS SHEET 2

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00301	P02



ELEVATION C
1 : 100 S-00300

BUILDING ELEVATION C

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4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
5. FOR GENERAL NOTES DRAWING REFER TO DRAWING No. 4217-RAM-ZZ-XX-DR-S-0010
6. FOR MEMBER SCHEDULES REFER TO DRAWING No. 4217-RAM-ZZ-XX-DR-S-0015 & S-0016
7. SEPERATE ALLOWANCES TO BE MADE FOR THE FOLLOWING:
   - ALL STEEL TO STEEL AND STEEL TO CONCRETE CONNECTIONS AND SPLICES
   - FACADE FIXINGS
   - TRANSFER BEAMS
   - STIFFENER PLATES AROUND BEAM WEB OPENINGS
   - STEEL COLUMNS

REFER TO SHEET 4217-RAM-ZZ-ZZ-DR-S-00300 FOR KEYPLAN

INABEYANCE / TO BE CONFIRMED

- BUILDERSWORK HOLES
- UPSTANDS
- MOMENT CONNECTION
- OPTIMISATION OF STEELWORK FOR FIRE DESIGN

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P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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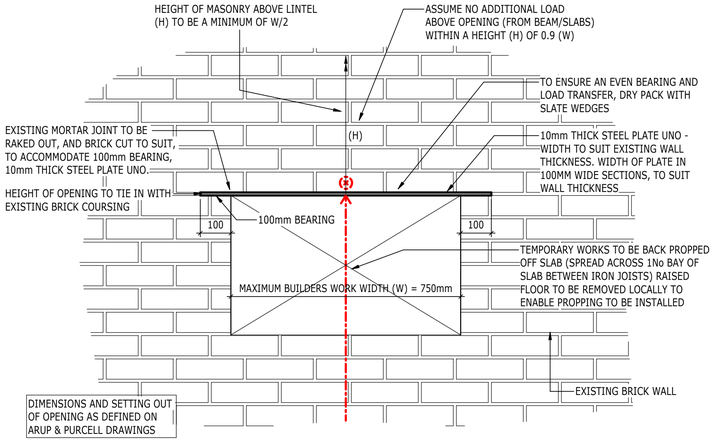
BUILDING ELEVATIONS
SHEET 3

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 100	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00302	P02

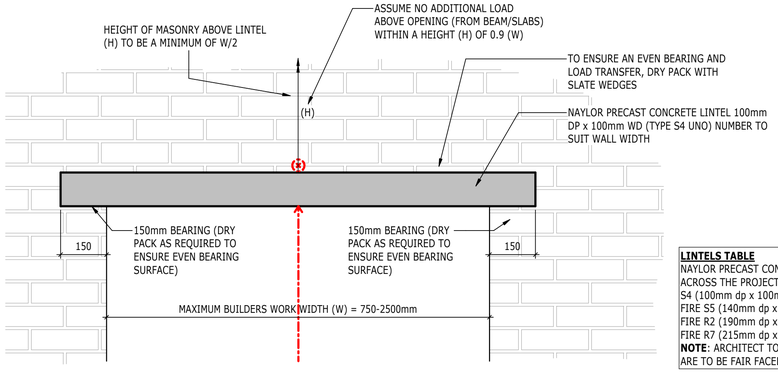


INSTALLATION OF LINTELS/ STEEL PLATES OVER BUILDERS WORK OPENINGS
(OUTLINE SEQUENCE OF WORKS, TO BE DEVELOPED BY CONTRACTOR)

1. SET OUT THE EXTENT OF THE OPENING IN THE BRICK WALL (FINISHES/PLASTER TO BE REMOVED AS REQUIRED).
2. ENSURE HEIGHT OF THE OPENING CORRESPONDS TO BRICK COURSING.
3. DRILL HOLES THROUGH THE WALLS (DIAMETER TO SUIT TEMPORARY WORKS NEEDLES) IN THE COURSE DIRECTLY ABOVE THE OPENING.
4. INSERT NEEDLES THROUGH THE VOID AND PROP DOWN TO THE SLAB AS REQUIRED. RAISED FLOOR BOARDS TO BE REMOVED LOCALLY TO ALLOW PROPPING DOWN TO SLAB, INCORPORATE SPREADERS TO SUIT.
5. REMOVE MASONRY BELOW PROPPING AS REQUIRED TO FORM REQUIRED OPENING.
6. RAKE OUT/ CUT INTO MORTAR JOINTS AT PLATE BEARING END(S) IN ACCORDANCE WITH DETAILS.
7. INSTALL STEEL SUPPORT ANGLE AT PERIMETER WALL INTERAFCE.
8. INSTALL STEEL PLATES FROM EITHER SIDE OF WALL AS REQUIRED AND DRY PACK TO ENSURE EVEN LOAD BEARING.
9. REMOVE TEMPORARY PROPS AND REINSTATE NEEDLE HOLES THROUGH BRICKS ABOVE.

TYPE 1: TYPICAL BUILDERSWORK OPENING THROUGH EXISTING WALL (UP TO 750mm WIDE)

(SCALE 1:10)



LINTELS TABLE
NAYLOR PRECAST CONCRETE LINTELS SPECIFIED ACROSS THE PROJECT INCLUDE:
S4 (100mm dp x 100mm wd)
FIRE S5 (140mm dp x 140mm wd)
FIRE R2 (190mm dp x 145mm wd)
FIRE R7 (215mm dp x 145mm wd)
NOTE: ARCHITECT TO SPECIFY WHERE LINTELS ARE TO BE FAIR FACED.

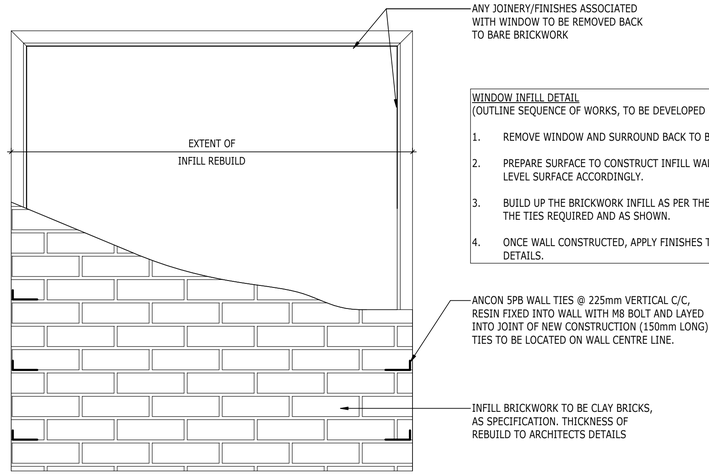
TEMPORARY PROPPING LOADS
OVER EXTENT OF OPENING, TOTAL LOAD TO BE SUPPORTED (SLS):
350mm THICK WALL =10kN
550mm THICK WALL =15kN
700mm THICK WALL =20kN

TYPE 2: TYPICAL BUILDERSWORK AND DOOR OPENING THROUGH EXISTING WALL (750-2500mm WIDE)

(SCALE 1:10)

INSTALLATION OF LINTELS/ STEEL PLATES OVER BUILDERS WORK AND DOOR OPENINGS
(OUTLINE SEQUENCE OF WORKS, TO BE DEVELOPED BY CONTRACTOR)

1. SET OUT THE EXTENT OF THE OPENING IN THE BRICK WALL (FINISHES/PLASTER TO BE REMOVED AS REQUIRED).
2. ENSURE HEIGHT OF THE OPENING CORRESPONDS TO BRICK COURSING.
3. DRILL HOLES THROUGH THE WALLS (DIAMETER TO SUIT TEMPORARY WORKS NEEDLES) IN THE COURSE DIRECTLY ABOVE THE OPENING.
4. INSERT NEEDLES THROUGH THE VOID AND PROP DOWN TO THE SLAB AS REQUIRED. RAISED FLOOR BOARDS TO BE REMOVED LOCALLY TO ALLOW PROPPING DOWN TO SLAB, INCORPORATE SPREADERS TO SUIT.
5. REMOVE MASONRY BELOW PROPPING AS REQUIRED TO FORM REQUIRED OPENING.
6. INSTALL PRE CAST LINTELS FROM BOTH SIDES (IF ACCESS AVAILABLE), OTHERWISE INSTALL FROM ACCESSIBLE SIDE AND DRY PACK BEARING ENDS AND TOP OF LINTEL TO ENSURE EVEN LOAD BEARING AND DISTRIBUTION.
7. REMOVE TEMPORARY PROPS AND REINSTATE NEEDLE HOLES THROUGH BRICKS ABOVE.



WINDOW INFILL DETAIL
(OUTLINE SEQUENCE OF WORKS, TO BE DEVELOPED BY CONTRACTOR)

1. REMOVE WINDOW AND SURROUND BACK TO BARE BRICKWORK.
2. PREPARE SURFACE TO CONSTRUCT INFILL WALL OFF IE:- MORTAR SKIM TO LEVEL SURFACE ACCORDINGLY.
3. BUILD UP THE BRICKWORK INFILL AS PER THE DETAIL, INCORPORATING THE TIES REQUIRED AND AS SHOWN.
4. ONCE WALL CONSTRUCTED, APPLY FINISHES TO WALL AS PER ARCHITECTS DETAILS.

TYPICAL WINDOW INFILL DETAIL

(SCALE 1:10)

DOOR INFILL DETAIL
(OUTLINE SEQUENCE OF WORKS, TO BE DEVELOPED BY CONTRACTOR)

1. IDENTIFY FORM OF FLOOR CONSTRUCTION AT DOOR THRESHOLD TO BE INFILLED. IF RAISED FLOOR IDENTIFIED, THEN REMOVE FINISHES AND FLOOR BOARDS TO EXPOSE STRUCTURE BELOW.
2. REMOVE DOOR AND SURROUND BACK TO BARE BRICKWORK.
3. PREPARE SURFACE TO CONSTRUCT INFILL WALL OFF IE:- MORTAR SKIM TO LEVEL SURFACE ACCORDINGLY. IF RAISED FLOOR JOISTS PASS THROUGH THE DOOR THRESHOLD , THEN PREPARE THE SURFACE EITHER SIDE.
4. BUILD UP THE BRICKWORK INFILL AS PER THE DETAIL, INCORPORATING THE TIES REQUIRED AND AS SHOWN. IF RAISED FLOOR JOISTS PASS THROUGH THE DOOR THRESHOLD, THEN BUILD AROUND THESE JOISTS.
5. ONCE WALL CONSTRUCTED, REINSTATE FLOOR BOARDS (IF REQUIRED) AND APPLY FINISHES TO WALL AS PER ARCHITECTS DETAILS.

TYPICAL DOOR INFILL DETAIL

(SCALE 1:10)

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S3 - FOR REVIEW AND COMMENT

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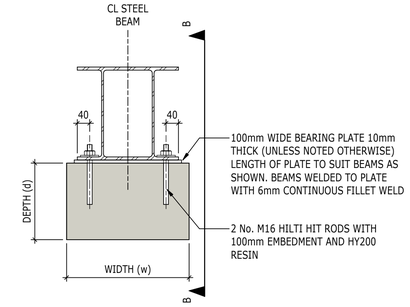
BLOCK A
TYPICAL DETAILS
SHEET 1

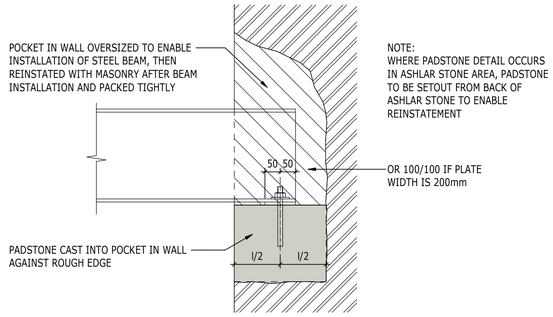
Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 10	NOV'22	JC

Drawing No: 4217-RAM-ZZ-ZZ-DR-S-00500
Rev: P02



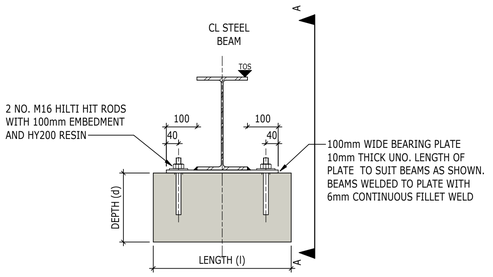
TYPICAL PADSTONE SETTING OUT DETAIL (DOUBLE BEAM) UNO. BEAM PARALLEL TO WALL/PIER

(SCALE 1:10)



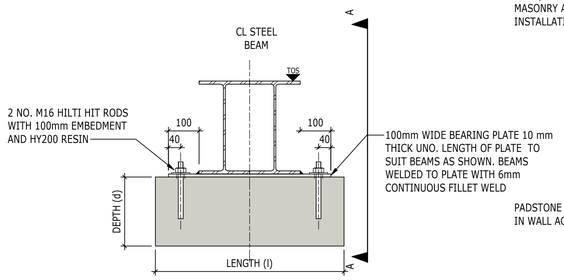
SECTION B

(SCALE 1:10)



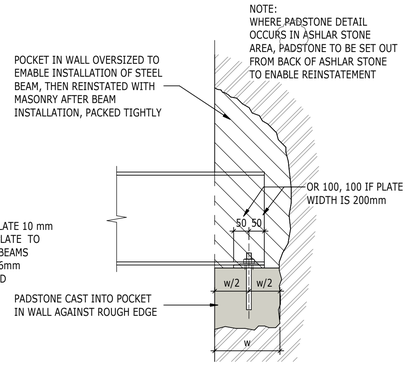
TYPICAL PADSTONE SETTING OUT DETAIL (SINGLE BEAM) U.N.O. BEAM PERPENDICULAR TO WALL

(SCALE 1:10)



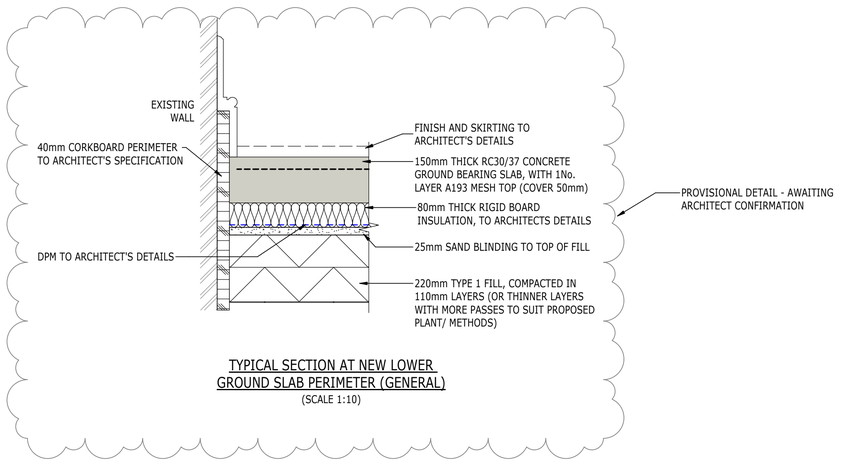
TYPICAL PADSTONE SETTING OUT DETAIL (DOUBLE BEAM) U.N.O. BEAM PERPENDICULAR TO WALL

(SCALE 1:10)



SECTION A

(SCALE 1:10)



TYPICAL SECTION AT NEW LOWER GROUND SLAB PERIMETER (GENERAL)

(SCALE 1:10)

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P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

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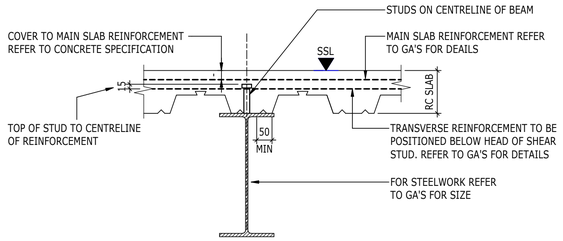
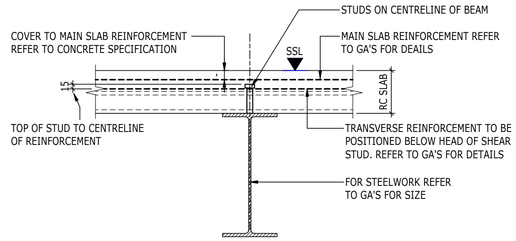
BLOCK A
TYPICAL DETAILS
SHEET 2

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 10	NOV'22	JC

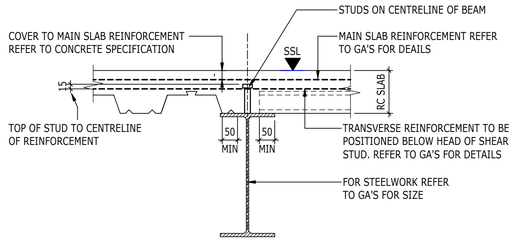
Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00501	P02



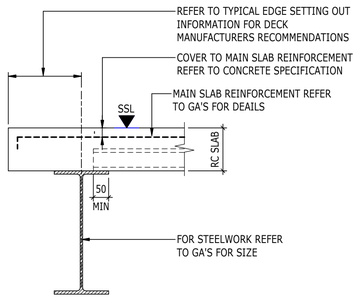
TYPICAL COMPOSITE SLAB
SPAN PERPENDICULAR TO BEAM
(SCALE 1:10)



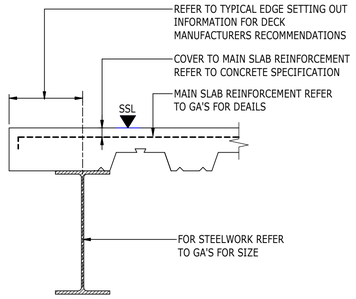
TYPICAL COMPOSITE SLAB
SPAN PARALLEL TO BEAM
(SCALE 1:10)



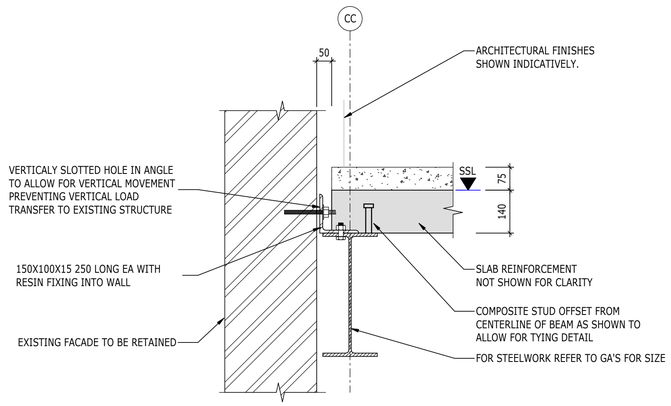
TYPICAL COMPOSITE SLAB
(CHANGE OF SPAN DIRECTION)
(SCALE 1:10)



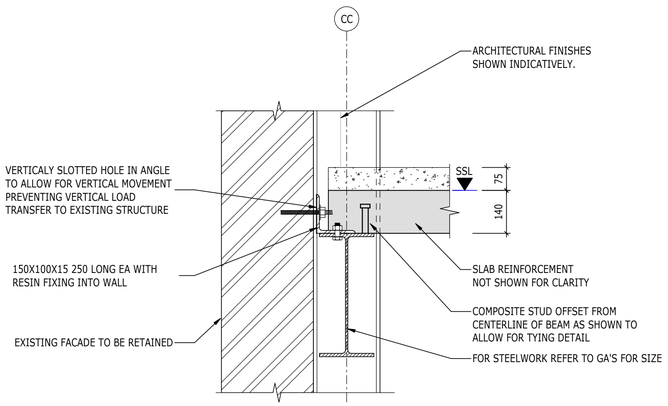
TYPICAL COMPOSITE SLAB EDGE
SPAN PERPENDICULAR TO BEAM
(SCALE 1:10)



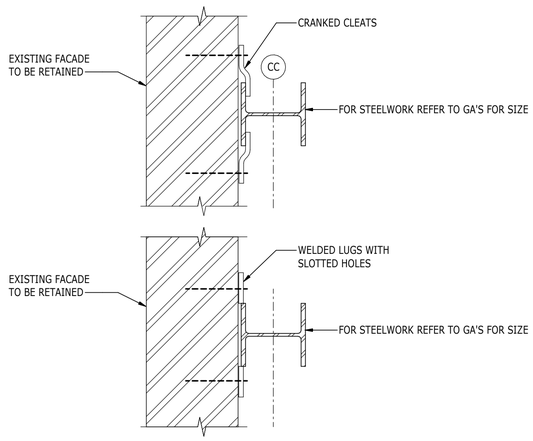
TYPICAL COMPOSITE SLAB EDGE
SPAN PARALLEL TO BEAM
(SCALE 1:10)



JUNCTION OF NEW FLOOR WITH
EXISTING RETAINED FACADE
(SCALE 1:10)



JUNCTION OF NEW FLOOR WITH
EXISTING RETAINED FACADE
(AT COLUMN GRIDLINE)
(SCALE 1:10)



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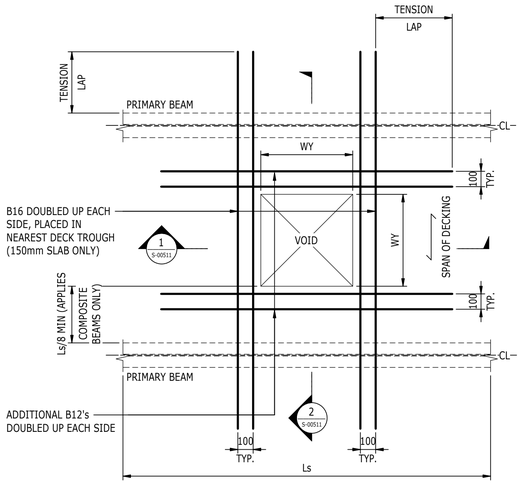
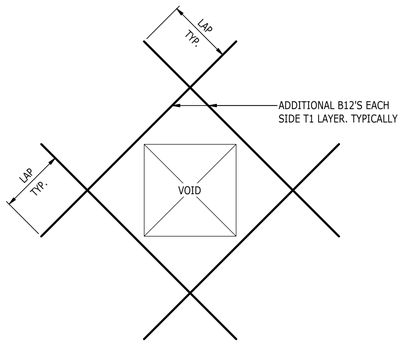
SUPERSTRUCTURE DETAILS
SHEET 1

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	1 : 10	NOV'22	JC

Drawing No:	Rev:
4217-RAM-ZZ-ZZ-DR-S-00510	P02



CONDITION B
ADDITIONAL BOTTOM STEEL

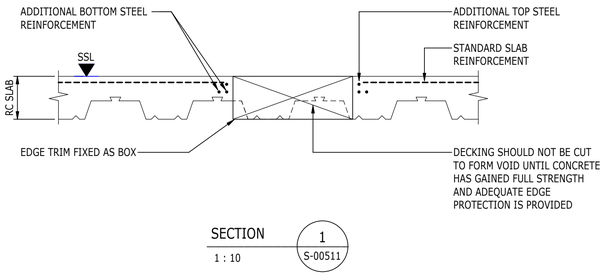


CONDITION B
ADDITIONAL TOP STEEL

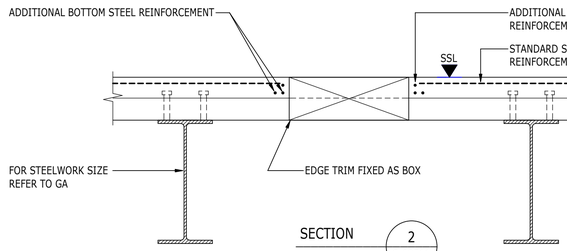
TRIMMING OF OPENINGS IN METAL DECK SLABS		
CONDITION	OPENING SIZE	REQUIREMENTS
A	WY < 250mm	NO SPECIAL TREATMENT. BOX OUT OPENING PRIOR TO POURING CONCRETE. ONCE SLAB HAS CURED, THE DECK SHOULD BE CUT OUT USING A RECIPROCATING SAW OR NIBBLER
B	250mm < WY < 700mm	OPENING FORMED AS ABOVE. ADDITIONAL REINFORCEMENT REQUIRED
C	700mm < WY	STRUCTURAL STEEL TRIMMING REQUIRED

NB: SIZE CATEGORIES APPLY TO ISOLATED OPENINGS ONLY NOT GROUPS.
OPENINGS CLOSER THAN 1.5 x THE WIDTH OF THE LARGEST HOLE
SHOULD BE TREATED AS ONE LARGE OPENING

STANDARD SLAB REINFORCING OMITTED FOR CLARITY



SECTION 1 / S-00511
1 : 10



SECTION 2 / S-00511
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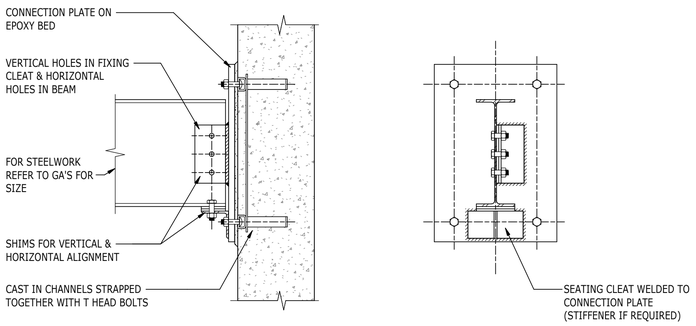

SECTION ELEVATION

TYPICAL STEEL TO CONCRETE CONNECTION
(SCALE 1:10)

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P01	PRELIMINARY DRAFT ISSUE	02/12 2022	JC	AC	PM

S3 - FOR REVIEW AND COMMENT

THE GEORGE HOTEL
HUDDERSFIELD

RAMBOLL
tel 01244 311855 chester@ramboll.co.uk
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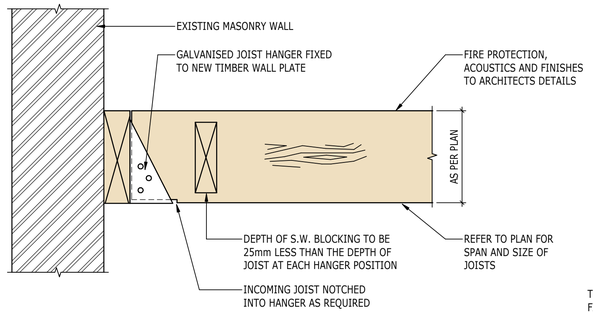
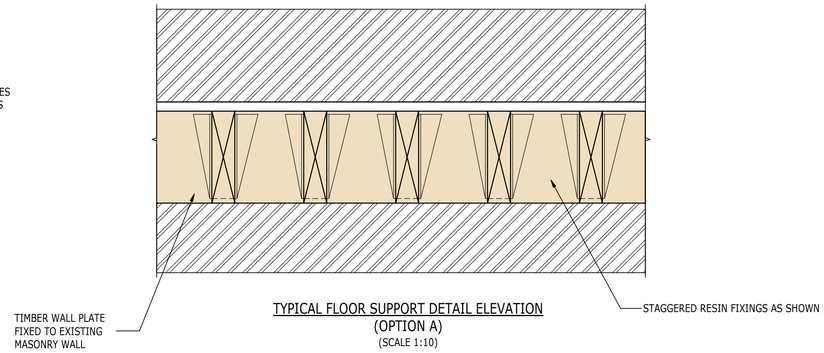
SUPERSTRUCTURE DETAILS
SHEET 2

Project No:	Scale (@ A1):	Date:	Drawn:
1620014217	As indicated	DEC'22	JC

Drawing No: 4217-RAM-ZZ-ZZ-DR-S-00511
Rev: P02



TYPICAL FLOOR SUPPORT DETAIL SECTION
(OPTION A)
(SCALE 1:10)



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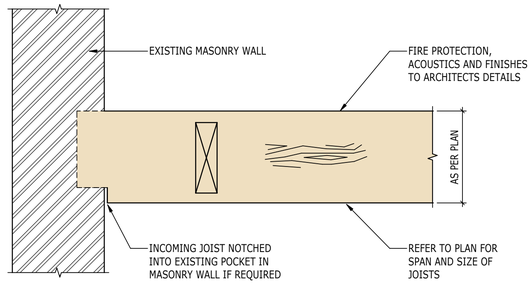

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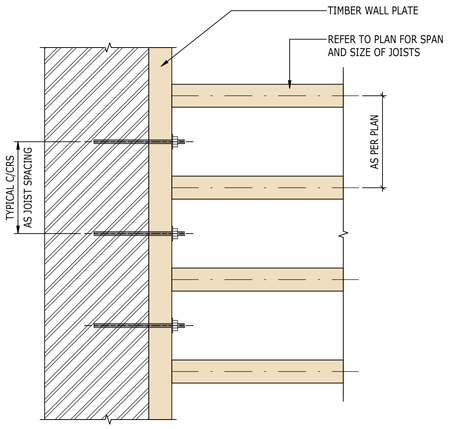

TYPICAL FLOOR SUPPORT DETAIL PLAN
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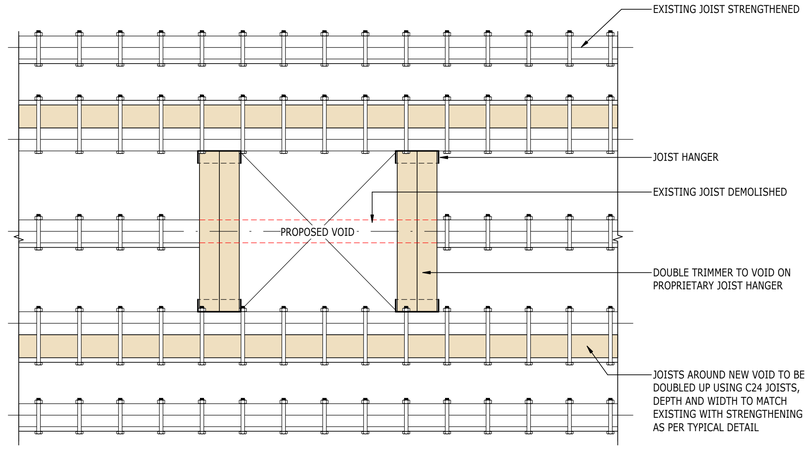
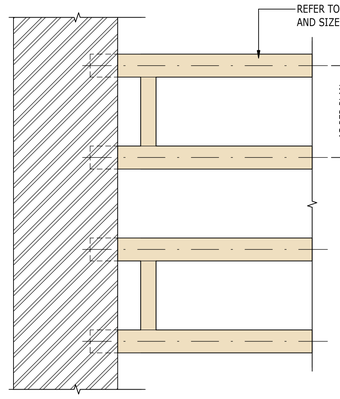


PLAN ON EXISTING JOIST SHOWING NEW VOIDS
(SCALE 1:10)



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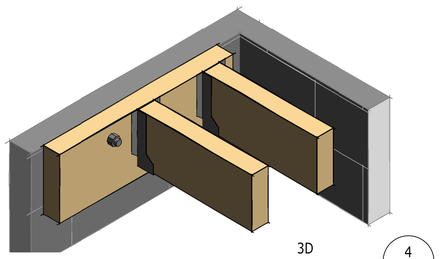
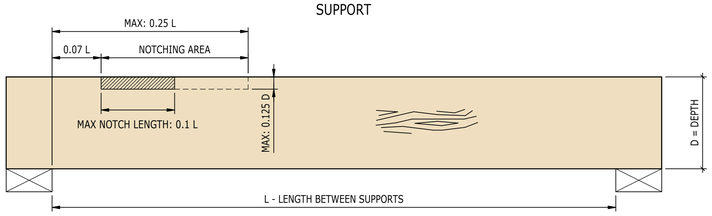
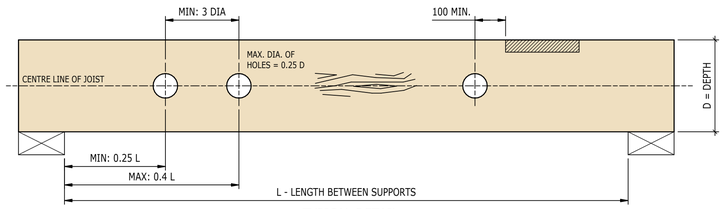


3D 4

3D VIEW OF JOIST SUPPORT



TYPICAL DETAIL
NOTCHING OF FLOOR JOISTS
(SCALE 1:10)



TYPICAL DETAIL
DRILLING OF FLOOR JOISTS
(SCALE 1:10)

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1620014217	1 : 10	DEC'22	AC

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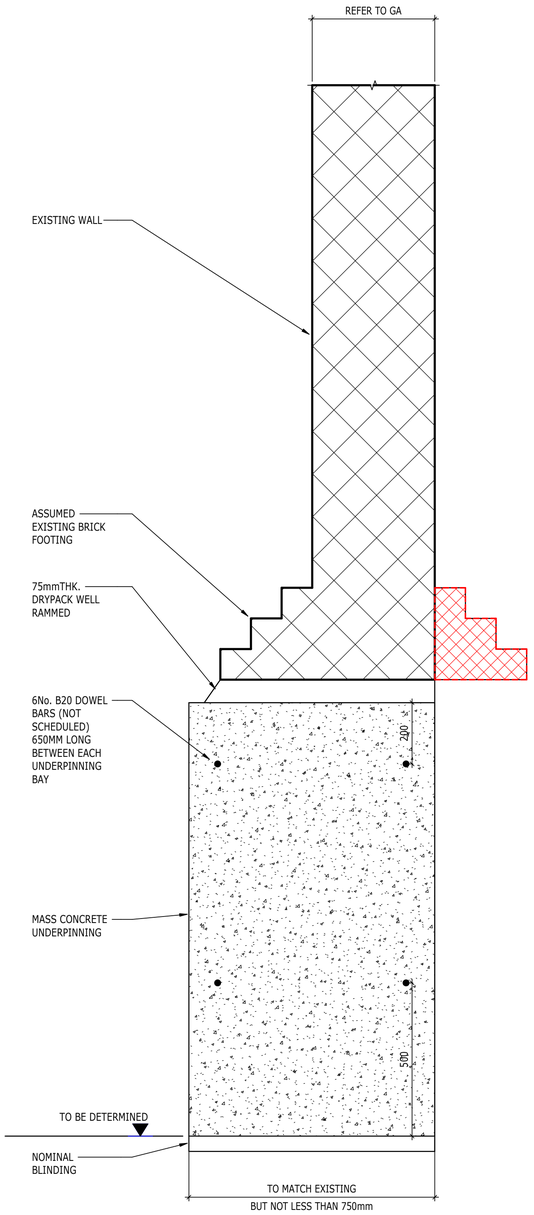


SECTION 3
1 : 10

TYPICAL SECTION - UNDERPINNING

SEQUENCE OF OPERATIONS:-

1. INSTALL SACRIFICAL PROPS (ADJUSTABLE OR DRY PACKED) USING THE METHOD AND DETAILS SEQUENCE AGREED WITH THE STRUCTURAL ENGINEER.

2. EXCAVATE BETWEEN AND FIX REBAR BEAM CAGE.

3. CONCRETE BEAM TO UNDERSIDE OF WALL OR

4. DRY PACK WELL RAMMED TO BEAMS TOTAL LENGTH.

5. EXCAVATE BSE AFTER A MINIMUM OF 48 HOURS.

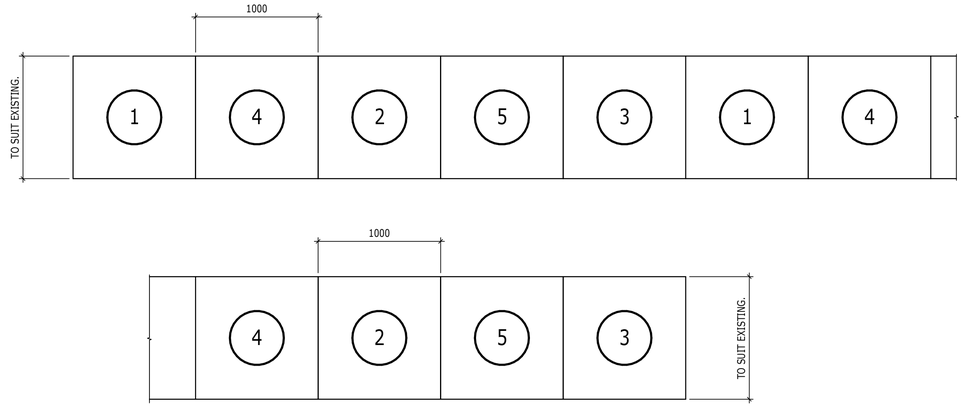
6. FIX ANTI-HEAVE AND POUR BASE TO FORMATION/ WITHIN 75mm OF BEAM SOFFIT.

7. DRY PACK WELL RAMMED OVER BASE TO UNDERSIDE OF BEAM.

8. FORM 150MM VOID DEPTH UNDER GROUND BEAM.

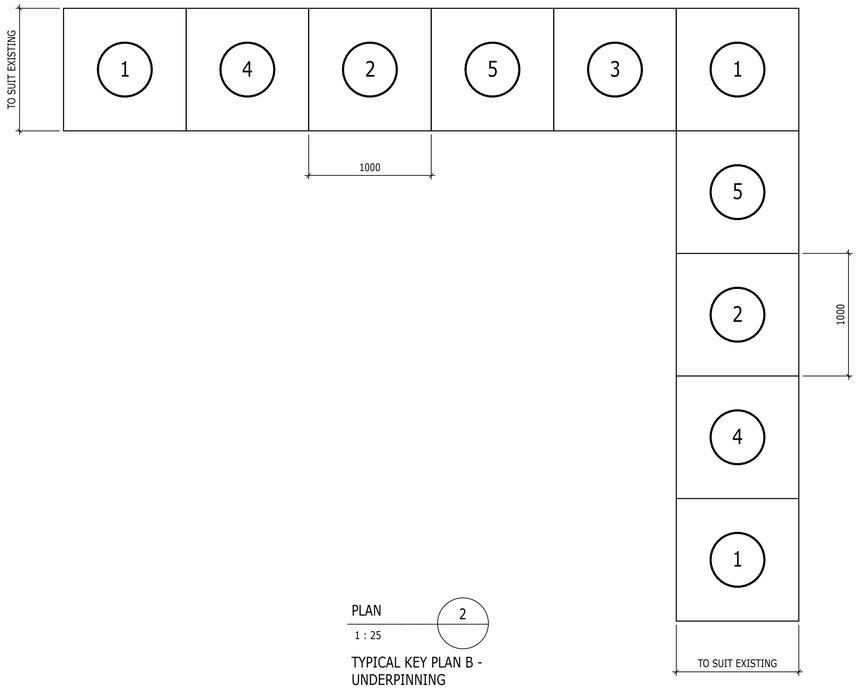
SHOWN ABOVE ARE TYPICAL NUMBERING OF BAYS OR AS AGREED IN ADVANCE WITH THE STRUCTURAL ENGINEER IF THERE ARE FEWER THAN 5No. BAYS

FOR SEQUENCE OF PROPOSED TEMPORARY PROPPING REFER TO DRAWING PRODUCED BY RDG.



PLAN 1
1 : 25

TYPICAL KEY PLAN A - UNDERPINNING



PLAN 2
1 : 25

TYPICAL KEY PLAN B - UNDERPINNING

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TYPICAL UNDERPINNING DETAILS

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Drawing No:	Rev:
4217-RAM-ZZ-FN-DR-S-00561	P02

Appendix 4
Structural condition report

Intended for
Bowman Riley

Document type
Report

Date
September, 2021

THE GEORGE HOTEL, HUDDERSFIELD
STRUCTURAL CONDITION SURVEY

DRAFT REPORT

RAMBOLL

THE GEORGE HOTEL, HUDDERSFIELD
STRUCTURAL CONDITION SURVEY

Revision	Draft for comment
Date	16/09/21
Made by	Stephen Twentyman
Checked by	Paul Maddison
Approved by	Fay Newham

Ref 1620012540-RAM-ZZ-XX-RP-S-001

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Appendix C - Block C Indicative Roof Structure

1. INTRODUCTION

1.1 Purpose of Inspection and Report

To carry out a structural visual inspection and report on the current condition of the Grade II* Listed George Hotel in Huddersfield. The defects identified and recorded will focus areas and locations for further investigations and inform future proposals for remedial measures

1.2 Inspection date and conditions

The inspection of The George Hotel Building on Railway Street of St George Square was undertaken at the following times and conditions:

Area	Date	Time	Conditions
Basement, Ground & First Floors	27.07.21	8.30am – 5pm	Dry, mild and sunny
Second, Third, Fourth and Roof Floors	28.07.21	8.30am – 5pm	Raining, mild
Exterior Facades	12.08.21	3pm-4pm	Dry, mild and overcast

1.3 Limitations and exclusions

This report has been produced for Bowman Riley, solely for the benefit of Bowman Riley and Kirklees Council. It shall not be relied upon or transferred to any third party, without the prior written authorisation of Ramboll.

The scope of the report is confined to the areas of the building which are commented upon herein and does not cover any unexposed parts of those areas.

The inspection was carried out under the terms and conditions contained in the appointment document from Ramboll to Bowman Riley, dated 23/06/21

The inspection was visual only, from external ground level, or internal floor level with closer inspection of the external high-level parapets from scaffolding. No opening up or testing was carried out and only defects in the structural parts of the building have been considered. Defects in the architectural fabric or services are not included.

Areas obscured by/unavailable for access could not be inspected. Specifically, access was not possible to:

- Areas with known asbestos in the basement
- Areas deemed unsafe for access due to visible structural defects. This included but is not limited to, the stairs at high level, a number of the hotel rooms and the northern escape stairs.

Area not accessed are shown on the inspection reference plans, Appendix A.

1.4 Previous Reports

No previous structural reports have been made available; however, the following has been provided to give assistance:

- Background information/photographs relating to the current, general condition of the building, provided by Bowman Riley in the project briefing document
- Outline floor plans (taken from the asbestos survey), provided by Bowman Riley in the briefing document

- Scaffolding Approach document (dated 13.07.21) by Bowman Riley, giving an overview of the history of the building and phasing, including historic floor plans

1.5 Reporting Method

The George Hotel Building has been separated into three components the purposes of the reporting. These three components are based on the assumed construction period of each section of the building and allow us to break down the observations. These are:

- Block A: 1850s building – includes main entrance, foyer and hotel rooms
- Block B: 1930s/60s extension building – includes ballroom, kitchen and hotel rooms
- Block C: 1870s building – includes museum, restaurant and hotel rooms

Each building component is then broken down by level and area in plan to help locate the observations. These area references are shown in Appendix A. Photographic records are cross referenced to the area reference and level and shown in Appendix B.

The reference system has been determined to allow for easy locating of the area in the plans and consist of a 5-digit reference e.g. 99A-01. The first two digits refer to the level (99-basement, 00-ground, 01-first etc), the third digit refers to the building 'block' and the last two digits refer to the specific room/rooms in which the observation occurred.

A full description/record of each and every defect (or absence of any defect) has not been included within this report; the report focusses on the structural defects but has noted visible defects that may impact on the structure (such as water ingress, vegetation growth or cracking in finishes).

2. GENERAL DESCRIPTION

2.1 Location

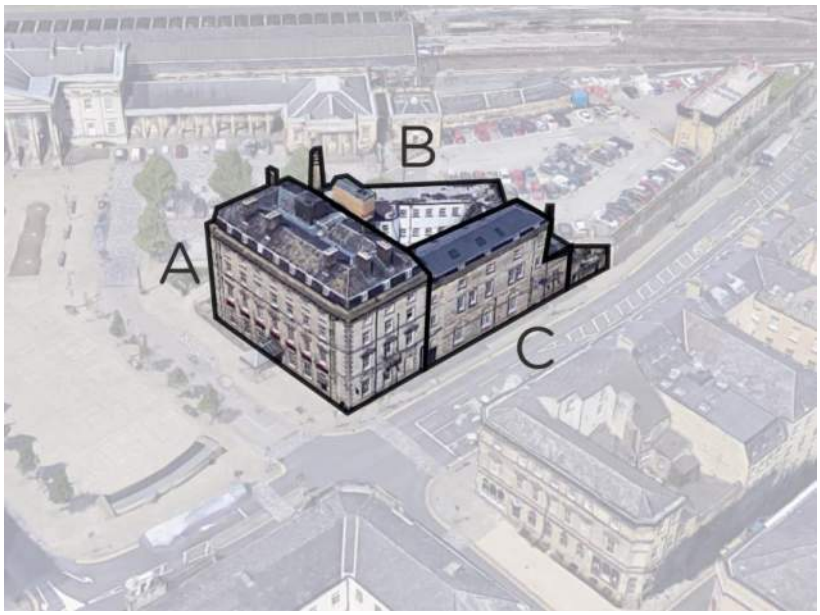
The George Hotel Building is located on the corner of Railway Street and John William Street in the centre of Huddersfield on St George Square.

2.2 Layout

The building is Grade II* listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 (list entry number: 1277386). It dates from 1850s and was designed by architects William Wallen and Charles Child

The building consists of three parts from different construction periods, built around a central ballroom space with an internal light well above. The three blocks of the building are:

- A: 1850s building – includes main entrance, foyer and hotel rooms
- B: 1930s/60s extension building – includes ballroom, kitchen and hotel rooms
- C: 1870s building – includes museum, restaurant and hotel rooms



2.3 Structural Arrangement

The structural arrangement has been determined from the information ascertained from the condition survey, via non-intrusive means. Where the structure is not visible, assumptions of the structural arrangement are based on the observations made of exposed structure from isolated areas of previous opening up works and/or locations with collapsed finishes have exposed the structure beneath. No existing structural drawings were made available to Ramboll for the review of the structural condition.

Based on these limited observations it has been assumed that the main structure of the 1850s block (A) is timber suspended floors on masonry load bearing walls with a masonry basement retaining wall. In corridor areas it is believed that the floor structure may be spanning stone slabs. In addition to this there are steel or iron beams and columns present in the First Floor Level structure to open up spaces at Ground Floor Level. It is not know if these are original or modifications to the building's original structure.

The structure in the 1930s and 1960s block (B) is a combination of steel encased in concrete with concrete slabs, supported on load bearing masonry walls. This structure is the same from basement up to L03. The top floor of this block was built later (1960s) and is assumed to be a timber and straw infill panel roof deck supported on load bearing masonry walls.

The Block C structure, understood to be built in the 1850's, is generally assumed to be load bearing masonry with a timber floor. There have been a number of interventions and structural strengthening to this block including the opening up and strengthening of the roof space. These interventions include hanger tie rods to support the L02 floor structure, steel or iron beams present also in the L02 floor structure and a new steel roof structure at roof level to replace existing timber trusses with a steel frame. Refer to Appendix C for indicative sketch of the understood roof structure and strengthening detail.

3. BLOCK A

3.1 Basement

The basement of Block A was generally considered to be of reasonable structural condition. Areas with signs of water ingress and damp to the rear wall of the block were showing signs of dry rot, surface corrosion to beams, and damage to finishes. Areas with improved ventilation were noted as having few problems with damp. The structure is generally assumed to be masonry retaining structures and masonry load bearing walls with the basement floor being ground bearing stone slabs/flags. The foundations are unknown.

LOCATION	DESCRIPTION OF CONDITION
99A-01 Basement Stores	Area not directly accessible due to limitations of asbestos survey. Area could be viewed from doorway. Generally noted to have no visible structural defects, or signs of damp.
99A-02 Basement Stores	Area not directly accessible due to limitations of asbestos survey. Area could be viewed from doorway. Generally noted to have some areas of visible water ingress/damp with existing metal fittings starting to corrode.
99A-03 Corridor space	Corridor area generally noted to feel drier than adjacent spaces, likely due to position in building (i.e away from perimeter retaining walls). Some areas of rising damp visible.
99A-04 Basement Stores	Storeroom has existing drainage outlet in floor, generally noted to feel damp but timber ceiling appears dry and in good structural condition.
99A-05 Basement Stores	Area not accessible due to limitations of asbestos survey.
99A-06 Corridor space	Damp generally at centre of building, visible corrosion on newly painted steel or iron beams suggesting recent water ingress.
99A-07 Corridor space	Area very damp, water pooling on the floor. Recently applied paint has started to peal (informed that paint was applied 3-4 months prior to inspection), visible corrosion on asbestos painted steel or iron beams. Salt stains on brick visible at low level and high-level suggesting moisture in the brick, large areas of dry rot at high level and exposed reinforcement corroding in the soffit of the slab above. Air bricks and openings appear blocked, reducing passive ventilation.
99A-08 Basement store	Area not directly accessible due to limitations of asbestos survey. Area could be viewed from doorway. Generally noted to have no visible damp.
99A-09 Basement store	Area well ventilated (vents open), exposed timber floor structure above is visible and appears in good condition.
99A-10 Toilets	Area well ventilated (vents open), exposed timber floor structure above is visible and appears in good condition and dry.

3.2 Ground Floor

The Ground Floor of Block A was generally considered to be of good structural condition. Areas of water ingress were noted to the rear of this building where it interfaces with the 1930s ballroom of Block B. The floor structure is thought to be a combination of vaulted floors above basement storage rooms, and timber joist floors elsewhere. The corridor space appears to have a solid stone floor. steel or iron structural elements are present in the structure to enable the open areas of the ground floor plan, it is not known if these are original.

LOCATION	DESCRIPTION OF CONDITION
00A-01 Charter Suite	Signs of water ingress by bay window of Charter Suite, due to staining. Structural beam noted in internal wall with minor surface corrosion, lath and plaster to ceiling appears dry so water ingress may be historic. Floor appears to be raised timber structure, probably supported by brick piers, with ventilation panels set into floor.
00A-02 Reception and entrance foyer	Generally good condition, some signs of historic water ingress adjacent internal down pipe drainage. Steel or iron columns beneath finish appear in good condition where visible.
00A-03 Bar area	Generally good condition, staining in ceiling finishes near bar area suggesting historic water ingress.
00A-04 Back of house corridor	No structural comments, additional low ceiling installed in area, obscuring original finishes a high level.
00A-05 Storage space	Significant water ingress in space, walls damp, steel or iron elements showing signs of corrosion on the surface, and finishes have peeled away. This is at the interface with the Ballroom in block B
00A-06 Corridor space	Wall adjacent to storage space (00A-05) shows signs of damp.

3.3 First Floor

The First Floor of Block A was generally considered to be reasonable condition structurally. It is understood that much of this level has been re-plastered in the last 10 years. Areas of water ingress noted in the stair core structure and the rooms adjacent. Structure is thought to be a timber joisted floors supported off masonry load bearing walls. Steel or iron elements are present in the floor structure to enable the longer span areas of the ground floor plan, it is not known if these are original.

LOCATION	DESCRIPTION OF CONDITION
01A-01 Hotel rooms	Historic damp patches on floor below window and finishes in bathroom have peeled. Floor structure visible in bathroom and appears to show structure is timber joists with a rubble infill in some areas. The rubble infill is thought to provide fire compartments.
01A-02 Hotel rooms	Ceiling plaster peeled/failed under bay window with signs of historic water ingress on floor finishes directly beneath.
01A-03 Corridor	Small inaccessible services vent provides natural ventilation to space, generally in good condition. Floor appears solid.
01A-04 Stairs	Visible areas of damp patches to wall finishes, timber floor boarding bowing on landing.
01A-05 Main corridor	Generally noted to be in reasonable condition, water staining visible around lift opening and previously filled wide crack by staircase with additional hairline cracks visible in plaster finish. Infilled crack showing no signs of further opening up.
01A-06 Hotel rooms	Damp staining in south-western corner of room with hairline cracks in ceiling finishes
01A-07 Hotel rooms	Area not directly accessible due to significant deterioration of the space, but area could be viewed from doorway. Generally noted to have some areas of visible water ingress/damp with mould visible on the wall surfaces adjacent to the staircase.
01A-08 Hotel rooms	Generally noted to be dry and in good condition. Vertical hairline cracks are visible in new plaster in northern wall.

3.4 Second Floor

The Second Floor of Block A was generally considered to be in a reasonable structural condition. It is understood that much of this level has been re-plastered in what is believed to be the last 10 years but it has been noted that hairline cracks have formed in the plaster in the return walls to the main façade. Areas of water ingress noted in the stair core structure and the rooms adjacent. Structure is thought to be timber joisted floors supported by masonry load bearing walls.

LOCATION	DESCRIPTION OF CONDITION
02A-01 Hotel rooms	Diagonal crack visible in plaster finishes and cornice adjacent to outer wall in both rooms. Western façade wall has a damp patch in southern room with areas of mould and signs of the timber floor sagging. Pattern of cracking and gaps in finishes, suggests slight outer lean of wall.
02A-02 Corridor	No comments
02A-03 Hotel rooms	Rooms in good condition, some diagonal hairline cracks visible in plaster finishes in walls. Timber joists visible above, appears in good condition, cinder wall has been installed on the floor above timber floor, direct in the timbers without additional support.
02A-04 Stairs	Clear signs of historic damp and recent damp in stairwell, suggesting water ingress in this area is a long term problem. Large cracks in finishes to door lintel with paint and plaster peeling away from wall. Additional crack to the top of the arched feature window. Plaster ceiling in stair landing above has failed and fallen.
02A-05 Hotel rooms	Area not directly accessible due to significant deterioration of space, but area could be viewed from doorway. Generally noted to have some areas of visible water ingress/damp with finishes peeling away from wall and windows.
02A-06 Hotel rooms	Reasonable condition, hairline diagonal cracks in return wall plaster finishes.

3.5 Third Floor

The Third Floor of Block A, similarly to the second and first floor was generally considered to be in a reasonable structural condition. It is understood that much of this level has been re-plastered in what is believed to be the last 10 years but it has been noted that hairline cracks have formed in the plaster in return walls to the main façade. Areas of water ingress noted in the stair core structure and the rooms adjacent as well as large areas of damp in the finishes of the majority of the external walls. Structure is thought to be timber joisted floors supported by masonry load bearing walls.

LOCATION	DESCRIPTION OF CONDITION
03A-01 Hotel rooms	Diagonal and vertical hairline cracks visible in plaster finishes in return walls. Internal face of external wall shows signs of damp in the finishes. Pattern of cracking and gaps in finishes at this level and levels above, suggests slight outer lean of wall.
03A-02 Corridor	Clear signs of water ingress into cupboard space with dry rot in corridor at high level. Ceiling finishes have failed and structure above exposed.
03A-03 Hotel rooms	Visible damp at high level in all spaces on internal face of external wall. Hairline cracks visible in plaster finish. Masonry partition in space, possible later addition. Wall does not have any supporting structure beneath. Finishes have debonded from wall, possible sign of historic water ingress.
03A-04 Corridor	Damp at high level in corridor space, finishes are peeling extensively from ceiling and cracking apparent in finishes.
03A-05 Stairs	Area not directly accessible due to significant deterioration of space, but area could be viewed from doorway. Clear signs of historic and current damp in stairwell. Decorative plaster arch finishes beneath beam have collapsed, signs of water ingress to timber beam structure above. Finishes at apex of arched window also failed. Wide cracks visible in wall finishes. Fine cracks run diagonally from door opening to wall corner with large sections of render debonding from masonry wall and failing. Masonry wall beyond finishes appears in generally reasonable condition. Damp visible on most surfaces.
03A-06 Hotel rooms	Area not directly accessible due to significant degradation of space. Area could be viewed from doorway. Generally noted to have some areas of visible water ingress/damp with finishes peeling away from wall and windows in corner of room adjacent to stair core.
03A-06 Hotel rooms	Visible damp at a high level, large patches of mould on external walls. Vertical hairline crack in northern room that aligns with similar crack noted on levels below.

3.6 Fourth Floor

The Fourth Floor of Block A showed significant areas of water ingress at window locations set within the mansard roof, with existing finishes having failed in many spaces. Additional water ingress was noted in the stair core and the rooms adjacent. Structure is thought to be timber joisted floors supported by masonry load bearing walls.

LOCATION	DESCRIPTION OF CONDITION
04A-01 Hotel rooms	Damp by window opening and plaster finish has collapsed leaving lath and timber mansard roof beneath exposed. Hairline crack in new plaster finishes in walls.
04A-02 Hotel rooms	Visible damp at high level in all spaces on exterior wall, worst affected areas are directly adjacent to existing window openings. Hairline cracks visible in plaster finish at high level.
04A-03 Corridor	Ceiling sagging and visible damp in corridor spaces. Temporary water collection butt located adjacent to the stairs in the corridor, clear sign of ongoing water ingress. Damp patches across ceiling finishes with some finishes fallen away from the ceiling.
04A-04 Stairs	Area not directly accessible due to significant degradation of space. Visible damp and failed finishes in space. Rooflight above assumed to be source of water ingress.
04A-05 Hotel rooms	Area not directly accessible due to significant degradation of space. Area could be viewed from doorway. Generally noted to have some areas of visible water ingress/damp with finishes peeling away from wall and windows.
04A-06 Hotel rooms	Rooms damp with plaster locally failed around window openings. Small crack visible in back wall adjacent to Block C that aligns with noted cracks on levels below.

3.7 Roof

Direct access to the roof of block A was not available. Access via scaffolding was available on the 12/08/21. From scaffolding a limited inspection of the existing parapet and gutter could be completed to observe any obvious points of water ingress.

It was noted that the existing flashing detail seemed in good condition with suitable falls to drainage points on the western, southern, and eastern facades. The northern façade was unavailable for access for inspection but is understood to have an inferior flashing detail based on

views from the level 4 windows. This inferior flashing detail correlates with the water ingress visible on levels below in the staircase and adjacent rooms on the northern façade of Block A.

It was noted that large parts of the stonework parapet had delaminated in the exposed environment and one large parapet stone was unrestrained laterally and was temporarily tilted towards the building (temporary packs/shims) to limit risk of falling.

4. BLOCK B

4.1 Basement

The basement of Block B was generally considered to be of reasonable structural condition. Areas with signs of water ingress and damp to the rear wall of the block were showing signs of dry rot, surface corrosion to beams, and damage to finishes. Areas with improved ventilation were noted as having few problems with damp. The structure is generally assumed to be masonry retaining structures and masonry load bearing walls. The foundations and base slab construction are unknown.

LOCATION	DESCRIPTION OF CONDITION
99B-01 Plant Room	Plant room has visible damp patches on walls. Recently applied paint has run from walls at foot of masonry retaining wall, assumed to be related to rising damp in the masonry. Structure exposed above with assumed steel or iron beams encased in concrete, steel or iron elements show signs of corrosion where exposed.
99B-02 Plant Room	Area very damp, water pooling on the floor. Recently applied paint has started to come off with water, visible corrosion on painted steelwork too. Salt stains visible at low level and high level, large areas of dry rot at high level and exposed reinforcement corroding in slab above. Air bricks and openings appear blocked, reducing passive ventilation.
99B-03 Corridor space	Damp space with pooling water on floor, patches of dry rot and mould at high level and in cupboard spaces. Rebar visible above and exhibiting signs of corrosion.
99B-04 Corridor Space	End corridor space has improved ventilation and timber exposed in ceiling structure appear dry on the day of visit.

4.2 Ground Floor

The ground floor level of block B had areas of significant water ingress, structure at high level appeared generally in reasonable condition but due to access was difficult to review. The visible structure was understood to be a concrete encased steel or fully concrete framed structure on a combination of load bearing masonry walls and steel columns. The floor structure is understood to be concrete in areas visible.

LOCATION	DESCRIPTION OF CONDITION
00B-01 Chair storage	Area generally dry. Large hole in floor in the northern corner of space with a crack leading from the hole, suggesting movement and weakness in the floor structure.
00B-02 Ballroom	Area not directly accessible due to significant deterioration of space. Area could be viewed from doorway. The area has a large area of mould growth adjacent to largely damp areas in Block A. The former timber floor has been removed due to its deterioration from water ingress from above, exposing dwarf masonry piers. Additionally, finishes in the ceiling are noted to have collapsed. The ballroom is susceptible to water ingress due to location below internal courtyard and position between interfaces of different blocks of the building.
00B-03 Kitchen	There are large areas of significant water ingress and finishes failure in the kitchen. Ceiling finishes has failed, exposing the steel beams above that appear to be showing signs of corrosion. There is the presence of mould and damp surfaces throughout. Above the existing cold store the ceiling finishes have collapsed, revealing the timber joists above, these appear dry and reasonable condition. Kitchen area is adjacent to the susceptible ball room area (as referenced above) and is at the interface with Block C and the escape stairs therefore based on observations elsewhere, weak points for water ingress, hence signs of deterioration.

4.3 First Floor

The first-floor level of Block B appeared in good condition structurally, previous opening up works revealed beam locations above and there were some localised areas of water ingress and significant signs of ingress towards the northern corridor end. The structure is thought to be concrete framed or steel encased concrete with a reinforced concrete slab, this slab is assumed to be supported by load-bearing masonry walls. It appears a non-structural screed is present above the existing structural slab.

LOCATION	DESCRIPTION OF CONDITION
01B-01 Hotel Rooms	Area noted to be generally dry. Cracks noted in floor, but likely to be in the screed finish rather than in the structure. Some mould noted locally on cornices and ceiling finishes at a high-level.
01B-02 Hotel Rooms	Mould and damp towards end of the corridor, noted locally on cornices and ceiling finishes at a high-level in hotel rooms and bathroom. Ceiling finishes have collapsed and finishes starting to detach from structure above at the end of the corridor at interface with escape stairs outside.

4.4 Second Floor

The second-floor level of block B appeared in good structural condition, previous opening up works have exposed some beam locations above and it was generally noted that this area was not damp. The floor structure is assumed to be concrete framed or steel encased concrete with a concrete slab and a non-structural screed above. This structure is thought to be supported by load bearing masonry.

LOCATION	DESCRIPTION OF CONDITION
02B-01 Hotel Rooms	Area noted to be generally dry. No structural defects identified.
02B-02 Hotel Rooms	Area noted to be generally dry, wide cracks present in floor. Suspected to be cracks in a non-structural screed finish above the structural slab and therefore are assumed to be non-structural

4.5 Third Floor

The third-floor level of Block B is a later addition to the original 1930s built block. This level appeared in reasonable structural condition, there was some areas of damp and one area that was actively dripping during the site visit. The floor structure is assumed to be concrete framed or steel encased concrete with a reinforced concrete slab, this slab is assumed to be supported by load-bearing masonry walls. It appears a non-structural screed is present above the existing structural slab.

LOCATION	DESCRIPTION OF CONDITION
03B-01 Hotel Rooms	Area of roof actively dripping in corridor onto floor finishes below (this started during the inspections). Ceiling finishes have collapsed locally, and the straw panel roof above has been exposed. This suggests ponding of water above and possible failure of finishes.
03B-02 Hotel Rooms	Large patches of damp in this area with ceiling finishes peeling from the ceiling and staining on the floor and external walls. Indicating historic issues with water ingress.

4.6 Roof

Direct access to the roof of block B was available from the internal courtyard. Large areas of the existing roof had standing water present that was unable to drain properly due to a blocked outfall on the eastern elevation. Standing water was present at both the northern and southern ends of the roof and in some locations were located around rooflights (potential weak points in the finishes). The drainage on the roof appeared to be blocked and/or not functioning which would explain the actively dripping water directly below, identified during the condition inspection. It was also noted that any water that does discharge from this roof, is discharged on the roof below, directly above the ballroom. This has already been identified as susceptible to water ingress
The photograph also shows that an attempt has been made to direct water from other roof areas

through a hopper and through the outfall off the roof, however this water is being discharged directly onto the flat roof and the arrangement of hopper and pipe is redundant and is actually blocking the outfall from the flat roof, accentuating the ponding of water. This area of ponding water correlates with an area of active dripping of water on the level below.

5. BLOCK C

5.1 Basement

The basement of Block C was generally considered to be in a reasonable structural condition, but there were clear signs of water ingress. Visible elements of the structure suggest it is a masonry retaining wall with a timber floor structure at ground floor level above, the foundation and base slab structure is unknown but there were areas of timber suspended flooring.

LOCATION	DESCRIPTION OF CONDITION
99C-01 Museum	This space is noted to be generally damp. Salt stains visible on masonry retaining structure suggesting leeching of salts due to water ingress. Rising damp visible around columns and mould has grown on remaining museum cabinets.
99C-02 Plant	Area by door very damp with timber structure directly above visibly wet and finishes have collapsed to the floor. Timber step on floor below has rotted and also collapsed.
99C-03 Basement Stores	Room noted to have damp ceiling finishes with ceiling sagging. Unknown condition of structure above. Water pooling on floor in space and above doorway a large fungal growth is present.
99C-04 Basement Stores	Space drier than adjacent spaces and nearer end of corridor ventilation.

5.2 Ground Floor

The ground floor of Block C appeared to be in a reasonable structural condition, but there were clear areas of water ingress. The structure of the area is not known.

LOCATION	DESCRIPTION OF CONDITION
00C-01 Restaurant	There are two large areas of damp in this space. Located at the two internal corners of the space, notably these are the junctions with the two other blocks. This damp runs for the height of the space, at both high level and low level. Cracks are visible in the finishes to the north of the space and a localised area of the ceiling finishes is starting to crack.

5.3 First Floor

The structure of the first floor of Block C showed large areas of historic water ingress. The structure shows signs of movement in the finishes with gaps forming and cracks in masonry walls. The visible structure suggests it is a timber floor structure supported on steel/iron beams with load bearing masonry walls.

LOCATION	DESCRIPTION OF CONDITION
01C-01 Corridor	Corridor shows signs of significant water ingress and staining. Internal wall appears to be locally bowing. Water noted to be pooling on flat roof above.
01C-02 Hotel Rooms	Staining in rooms on wall adjacent to main corridor, finishes in ceiling have failed and you can see up to floor above. Steel beams visible in ceiling that span across the building. Wide cracks and sign of movement in three walls of room, large diagonal crack above doorway lintel and external wall finishes have moved away from internal partitions to form gap. Signs of water ingress in stained floor. Pattern of cracking and gaps in finishes, suggests outer lean of wall and may be related to strengthening works completed or changes to the roof structure.
01C-03 Hotel Rooms	Main rooms are generally in reasonable condition. Wide vertical crack on internal wall opposite diagonal crack noted in 01C-02. Strengthening detail visible above, understood to provide structural support to existing beams in the L02 floor structure. The reason for strengthening not fully understood, may be due to fatigue of structure over time. Refer to Appendix C for indicative sketch of the understood roof structure and strengthening detail. Wall at end of corridor by escape door shows signs of significant water ingress with finishes peeling and large areas of staining.

5.4 Second Floor

The Second Floor of Block C was generally considered to be in a reasonable structural condition, but there were clear areas of water ingress. The visible structure suggests it is load bearing masonry walls with a timber and steel floor structure. Due to the supposed construction date of this block the steelwork seen in the floor above may be a later addition to the structure.

LOCATION	DESCRIPTION OF CONDITION
02C-01 Corridor and rooms	Corridor shows signs of significant water ingress and staining. Main areas of water ingress are adjacent to the internal courtyard doorway. Here there are multiple wide cracks in the finishes and fine cracks in the window lintel. Remedial water collection tank located on by door, clear sign of ongoing water ingress. At this level tie bars are visible that are understood to support the floor below. These appear in good condition, but care needs to be taken to ensure these are not damaged in any ongoing works. Refer to Appendix C for indicative sketch of the understood roof structure and strengthening detail.

5.5 Roof

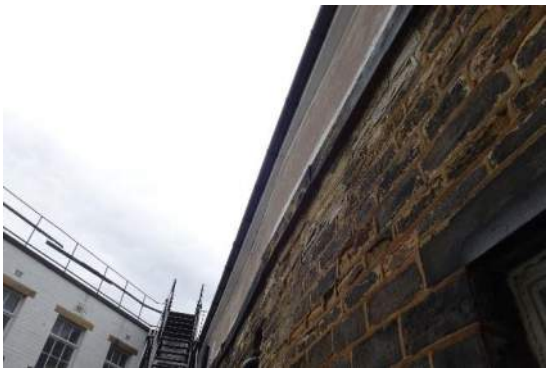
The roof structure of Block C was generally considered to be in a good structural condition with no signs of water ingress. The roof structure is new to replace the original timber truss. The visible structure suggests it is a steel portal frame structure supported on steel beams below that span between the masonry load-bearing walls. These frames are positioned either side of existing timber trusses to relieve load from them and allow openings to be introduced in the truss. Steel purlins running along the roof support the timber rafters, minimal connection noted between purlins and rafters. Refer to Appendix C for indicative sketch of the understood roof structure and strengthening detail.

The stability of the new roof structure is assumed to be achieved with portal action (although it is noted that the portal connections look nominal rather than fixed). Longitudinal stability system unclear in system, it is assumed that infill panels are required to provide rigidity to the structure, but rafters do not appear to be connected to purlins or perimeter wall plate. It may be suggested that the construction of the structure is incomplete.

LOCATION	DESCRIPTION OF CONDITION
03C-01 Roof Internal	Roof structure is in good condition. New parapet wall made of blockwork appears
03C-01 Roof External	The roof externally appears in good condition, it was noted that there is vegetation growth and a visibly damp patch of stonework at the most northern extent of the John William Street Façade. Access was not available to this section of the roof externally.

6. INTERNAL COURTYARD ELEVATIONS

The internal courtyard of The George Hotel is a key area of potential water ingress to internal spaces. The review of the internal courtyard was completed to identify signs of historic damp and/or ponding externally to help inform the review of internal areas. The key observations were generally of vegetation growth, minor cracks in brickwork and ponding of water on flat roofs.



LOCATION	DESCRIPTION OF CONDITION
Eastern Elevation	Signs of damp on eastern façade. White paint has run from the masonry surface, vegetation is growing from ledges across elevation and fine cracks in the brickwork mortar joints are present. Main areas of vegetation, ponding in southern end of elevation correlate with water ingress in internal spaces below and adjacent, as referenced in earlier sections of this report.
Western Elevation	Elevation generally in good condition, two hairline cracks beneath the second-floor window and some signs of staining at the parapet
Southern Elevation	Elevation is visibly damp with algal and vegetation growth across wall. Areas behind southern elevations noted to in earlier sections of the report to show signs of water ingress.

7. CONCLUSIONS AND RECOMMENDATIONS

Please see below for work in progress conclusions and recommendation that will be discussed with the client before formalising and finalising.

7.1 General Water Ingress

Structurally in reasonable condition generally, however if water ingress, dry rot not stopped, then there may be impact on the structure (6-12 months) on a wider scale. Some identified key areas of water ingress are

- Northern extent of building adjacent to escape stairs in Block B and C and below in the Block B kitchen at Ground Floor
- Fourth floor of Block A adjacent to poorly detailed mansard roof windows
- Stair core of Block A including areas directly beneath such as ballroom and basement areas
- Pooling water on roof of Block B
- Doors into internal courtyard from Block C

This is currently non-structural but temporary protection of the windows/doors may help in the short term. Temporary protection of the roof in the short terms also.

Large water storage tanks are utilised across the building to catch active dripping of water ingress. Suggested to drain and remove water storage tanks as soon as possible as they apply a very large load locally to the floor.

7.2 Water ingress in basement areas

Obvious that where there are areas of basement ventilation, the condition of the structure and the general condition of the fabric is good. Where there is no ventilation, damp is an issue, leading to saturation of load bearing masonry, corrosion of metalwork (albeit surface corrosion at the moment) and dry rot spreading

Ramboll identified 3 causes of damp basement conditions:

1. Water ingress for high level (mainly between the phases of construction) making its way through the structure, into the basement. No drainage/ventilation to remove
2. Rising damp
3. Masonry retaining walls saturated from surrounding ground. It is noted that there is significant water that does run towards the George Hotel from the water fountain on George Square. There will be a drainage system in place, but perhaps there are defects below ground resulting in saturated ground adjacent to the George basement.

It is noted that existing vents below ground have been blocked and therefore a review of the basement ventilation strategy should be undertaken to reduce the risk of moisture build-up and the continual spread of dry rot.

7.3 Stair core in Block A

Historic and current water ingress appears to be over a long period of time. Also note that rooms adjacent to stair core show signs of water ingress. Possible routes for the water ingress are the inferior flashing detail at Roof Level on the northern elevation of Block A, Rooflight detailing at the top of the stair core or through the cracked finishes and window openings at higher levels.

Most of the structure is not visible or accessible and therefore there is a requirement to make this area safe and accessible to remove finishes to assess the structure.

7.4 Roof Level Drainage

Roof drainage outfalls around the perimeter and internal court yard – the existing drainage appears insufficient for the roof areas; this could be reviewed.

Outfalls blocked on Block B roof. Proposed to unblock down pipes and outfalls to immediately relieve some of the water ponding. Ponding water can apply excessive loads to the structure and may exceed the allowable capacity.

7.5 Cracking and movement of structure

Noted that a number of areas have patterns of cracking in the plaster finishes (to varying degrees of severity) It is proposed to monitor areas of any cracking for further movement. The main areas of noted cracks and/or movement in the finishes are:

- Stair core Block A L01/L02
- Block C L01 at the centre, movement of eastern wall suggested
- Block A return walls L01/L02/L03/L04 – hairline cracks diagonal at a high level

Additionally, it was noted that in area reference 00B-01, which was utilised as a chair store, there were fine cracks in the concrete floor structure, radiating from a rough penetration in the existing slab. Area of slab is to be propped.

7.6 Parapet stonework

High level Parapets some exposed stone parapets showing signs of delamination due to the bedding of the stone.

Possible further review and replacement if required. Additionally, Ferroscan to identify any dowels in stonework. If there are dowels, these may be ferrous and likely that if there is deterioration and/or delamination in some of these stones water may penetrate through and corrode. Further investigations required before replacing.

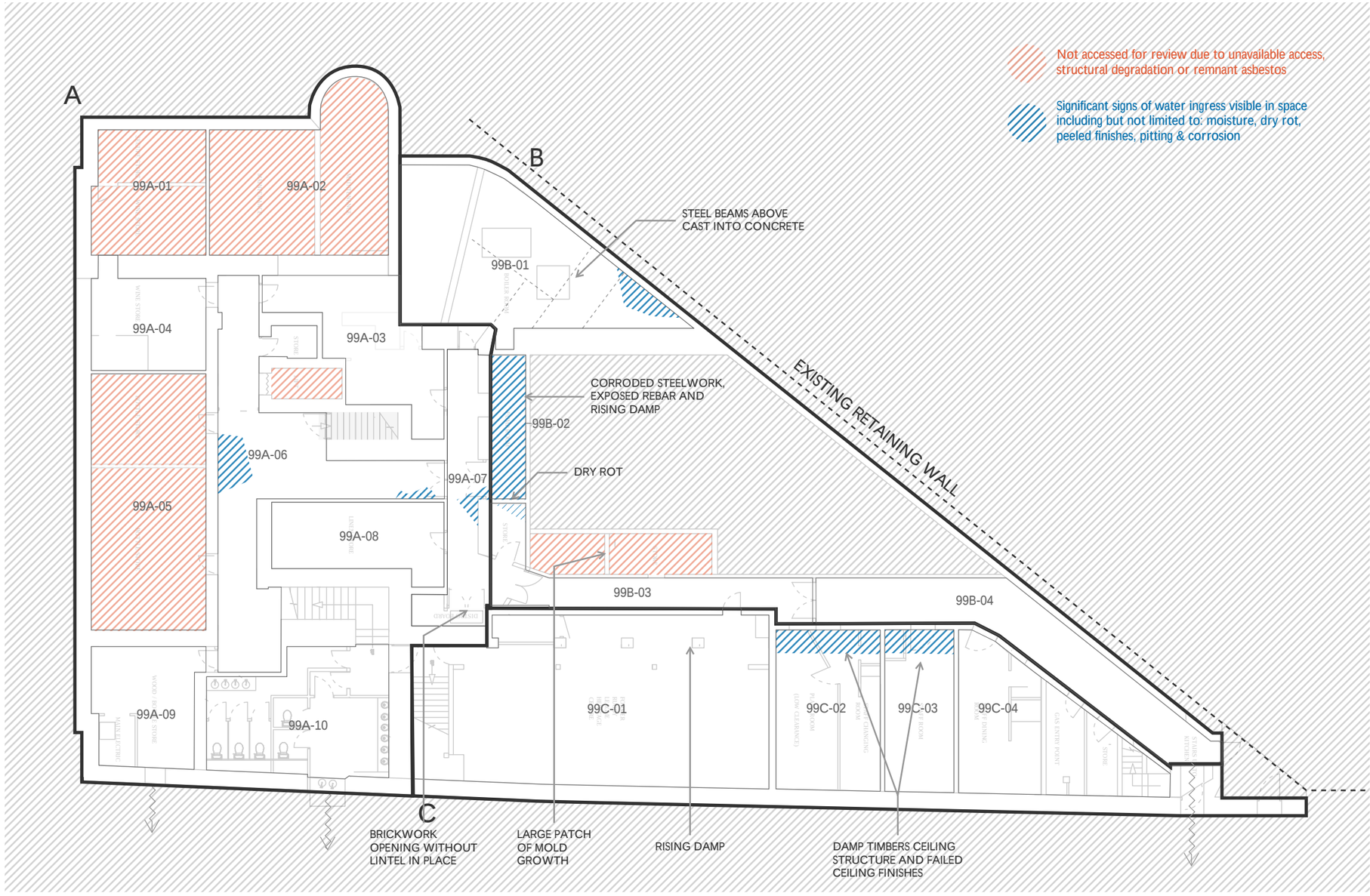
7.7 Block C Roof Structure

The stability and robustness of the new roof structure in Block C is unknown and suspected to be insufficient due to limited connection between the purlins and the timber joists. Recommended that a further structural review is completed to identify any required remedial works.

APPENDIX A – REFERENCE PLAN

STRUCTURAL CONDITION SURVEY REFERENCE PLAN

THE GEORGE HOTEL



BASEMENT

N

RAMBØLL

STATION GATEWAY

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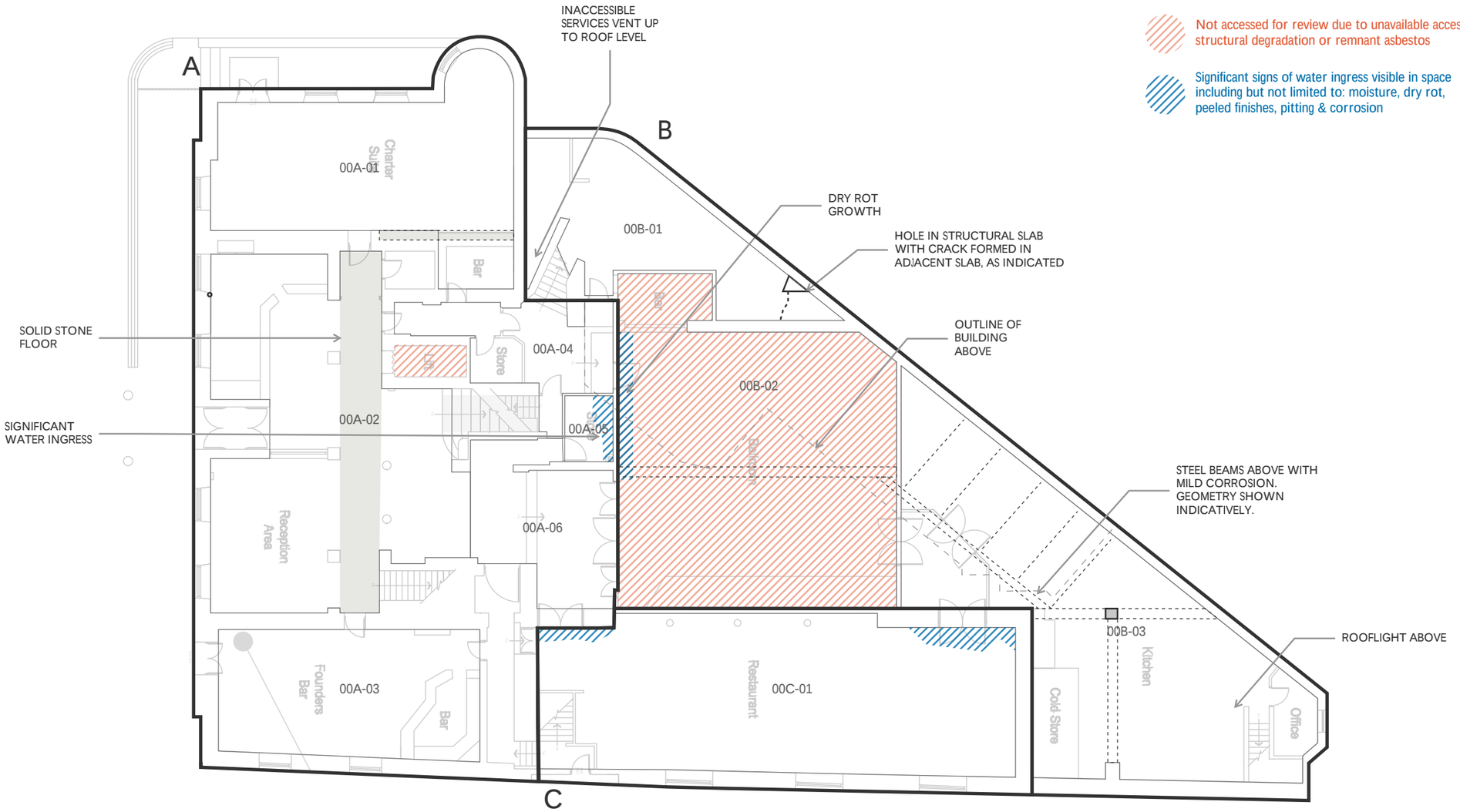
STRUCTURAL INSPECTION REPORT

THE GEORGE HOTEL



Not accessed for review due to unavailable access, structural degradation or remnant asbestos

Significant signs of water ingress visible in space including but not limited to: moisture, dry rot, peeled finishes, pitting & corrosion

GROUND

N

RAMBOLL

STATION GATEWAY

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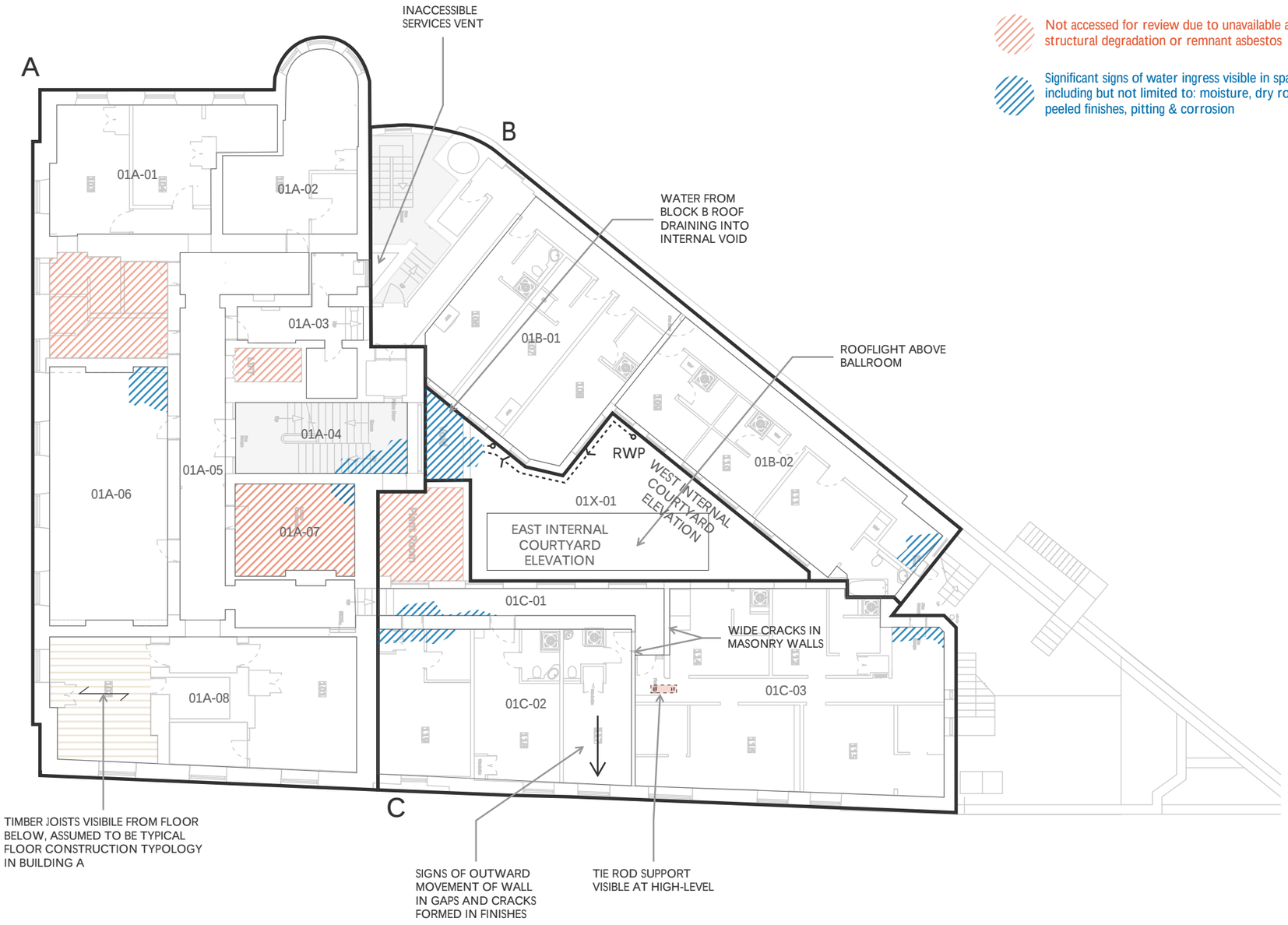
STRUCTURAL CONDITION SURVEY REFERENCE PLAN

THE GEORGE HOTEL



Not accessed for review due to unavailable access, structural degradation or remnant asbestos

Significant signs of water ingress visible in space including but not limited to: moisture, dry rot, peeled finishes, pitting & corrosion

FIRST FLOOR

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RAMBOLL

STATION GATEWAY

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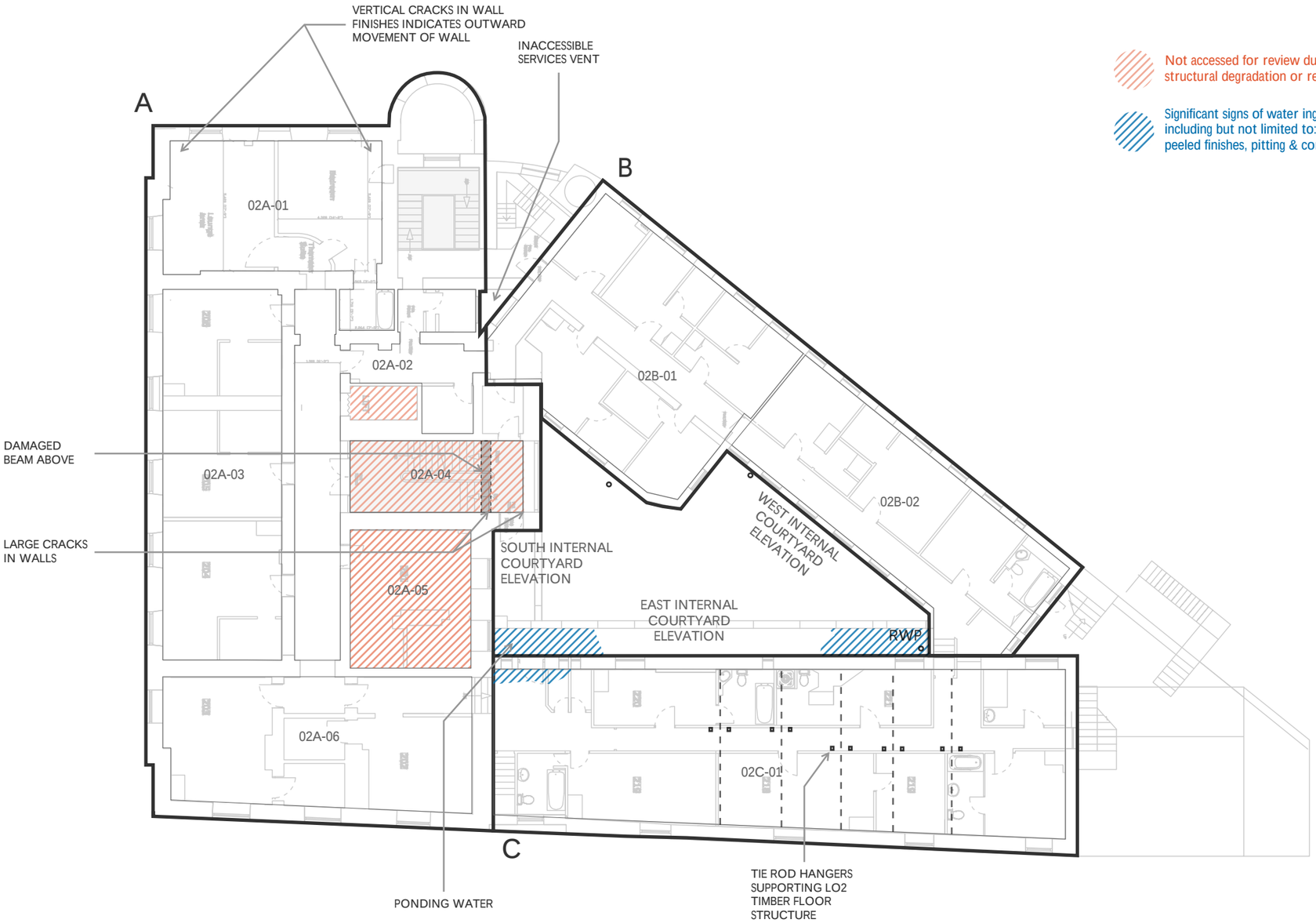
STRUCTURAL CONDITION SURVEY REFERENCE PLAN

THE GEORGE HOTEL



Not accessed for review due to unavailable access, structural degradation or remnant asbestos

Significant signs of water ingress visible in space including but not limited to: moisture, dry rot, peeled finishes, pitting & corrosion

SECOND FLOOR

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RAMBØLL

STATION GATEWAY

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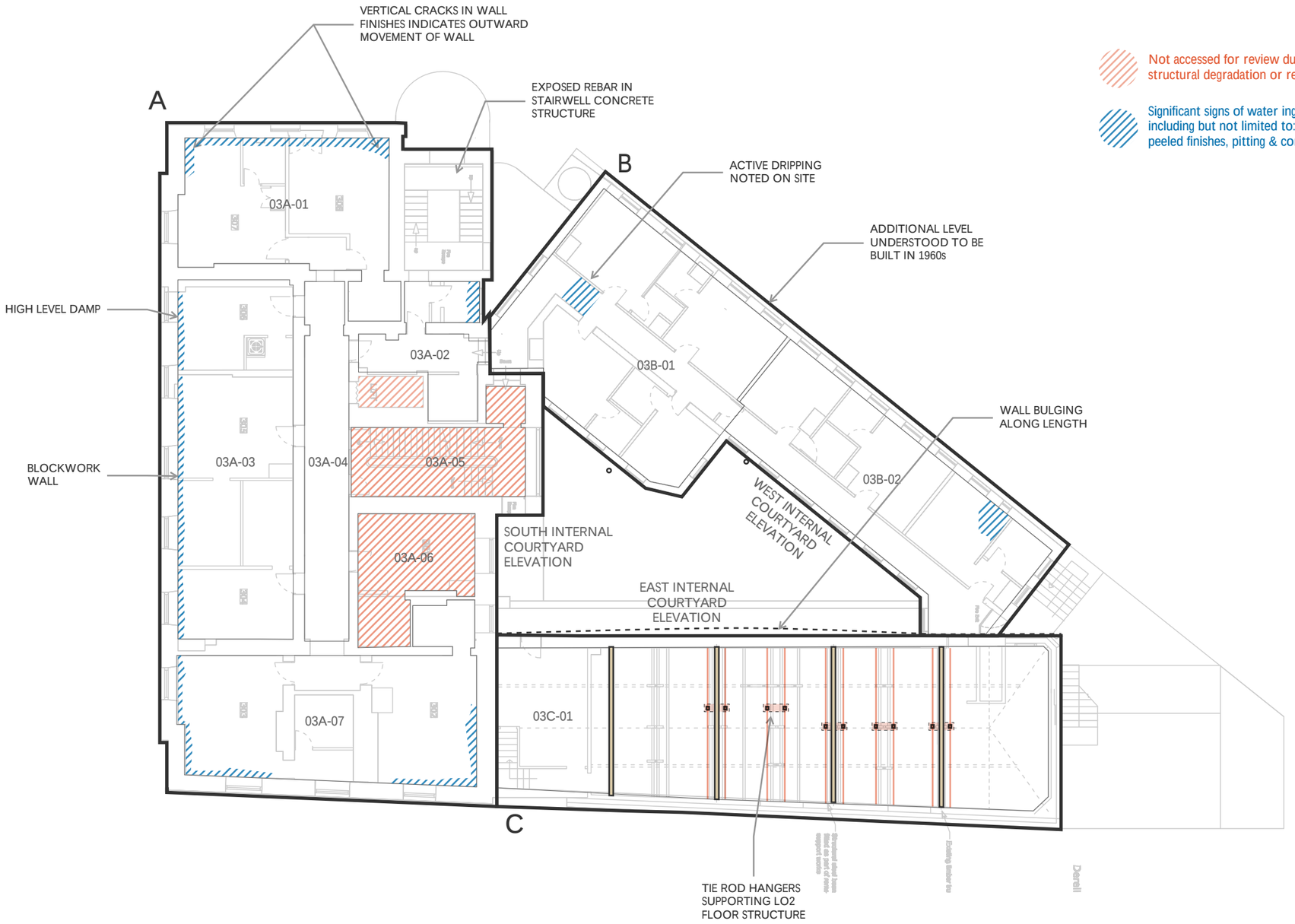
STRUCTURAL CONDITION SURVEY REFERENCE PLAN

THE GEORGE HOTEL



THIRD FLOOR

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RAMBOLL

STATION GATEWAY

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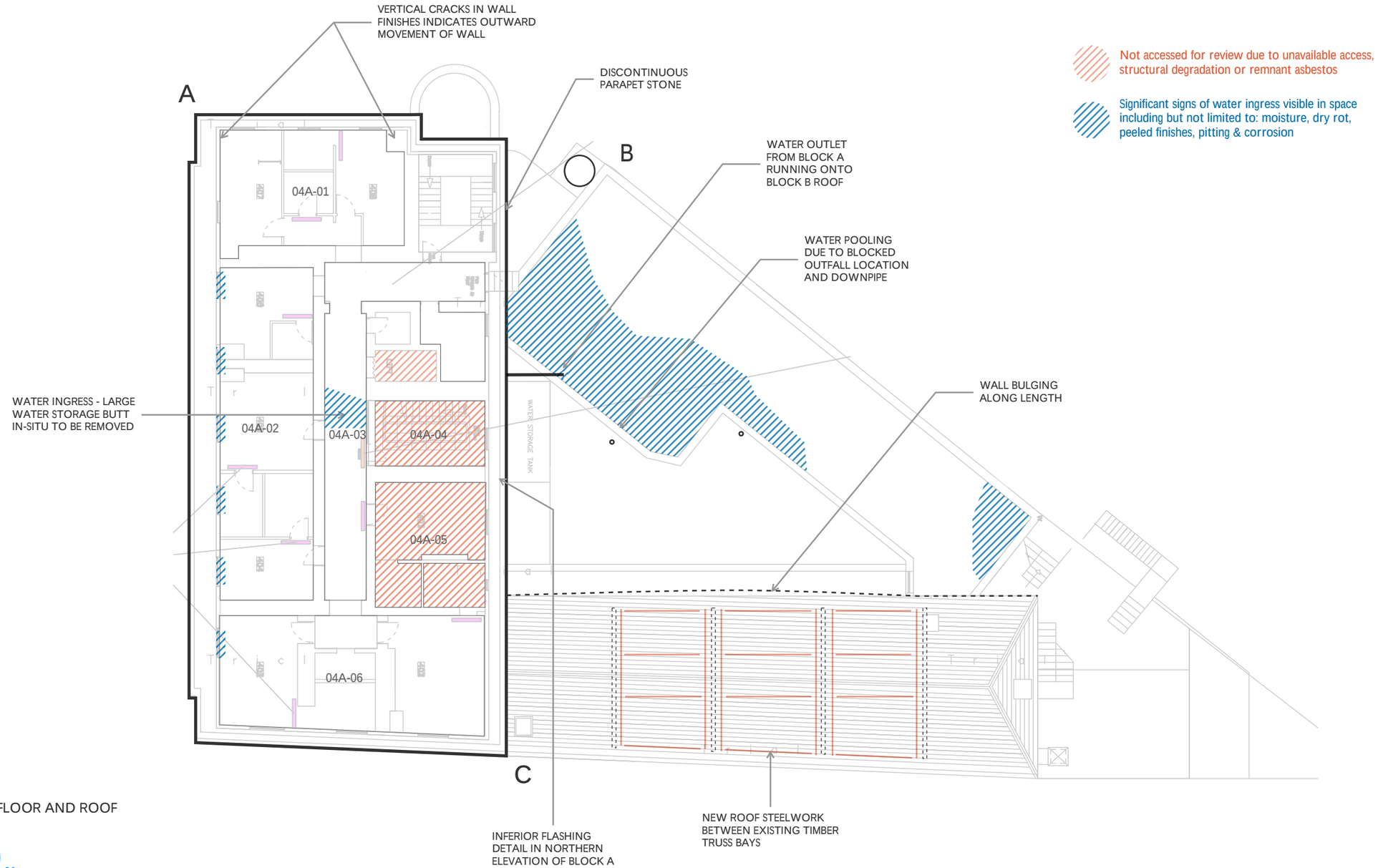
STRUCTURAL CONDITION SURVEY REFERENCE PLAN

THE GEORGE HOTEL



Not accessed for review due to unavailable access, structural degradation or remnant asbestos

Significant signs of water ingress visible in space including but not limited to: moisture, dry rot, peeled finishes, pitting & corrosion

FOURTH FLOOR AND ROOF

N

RAMBØLL

STATION GATEWAY

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SK001 P01 CHK: PM

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APPENDIX B – PHOTOGRAPHIC RECORD

APPENDIX B – PHOTOGRAPHIC RECORDS

1. BUILDING A

1.1 BASEMENT

LOCATION REFERENCE & DESCRIPTION	
99A-01 General space (inaccessible)	
99A-02 General space 1 (inaccessible)	

99A-02
General space 2
(inaccessible)

99A-03
Rising damp

99A-04
Drain at centre of floor

99A-05

Not accessible

99A-06
General photo

99A-06
Corrosion on recently painted beam

99A-07
Dry rot and exposed reinforcement

99A-08

Not accessible

99A-09
Timber floor exposed

99A-10

No photos of space

1.2 GROUND
LOCATION REFERENCE

00A-01
General photograph of space

00A-01
Signs of water staining at low-level in bay window

00A-01
Existing steel beam with signs of corrosion

00A-02
General photograph of space

00A-02
Water ingress by drainage run

00A-03
Water staining in ceiling finishes

00A-05
Water ingress in storage cupboard

00A-05
Water ingress in storage cupboard

00A-06
Damp wall

1.3 FIRST FLOOR
LOCATION REFERENCE

01A-01
Bathroom floor exposed

01A-02
Ceiling plaster failed

01A-03
Storage room adjacent to small courtyard

01A-04
Finishes peeling

01A-04
Floor boarding bowing

01A-05
Infilled large crack in wall finishes adjacent to stair core

01A-06
Damp staining and hairline cracks in ceiling finishes

01A-07
General photograph of space (not accessible)

01A-08
General photograph of space

01A-08
Crack in wall

1.4 SECOND FLOOR LOCATION REFERENCE

02A-01
Cracks and mould in cornice finishes

02A-01
Diagonal hairlinecrack in plaster finishes

02A-03
Timbers visible above.
Cinder filled partition (heavy construction) built directly off timbers above

02A-04
Stairs arched window

02A-04
Large cracks in wall finishes

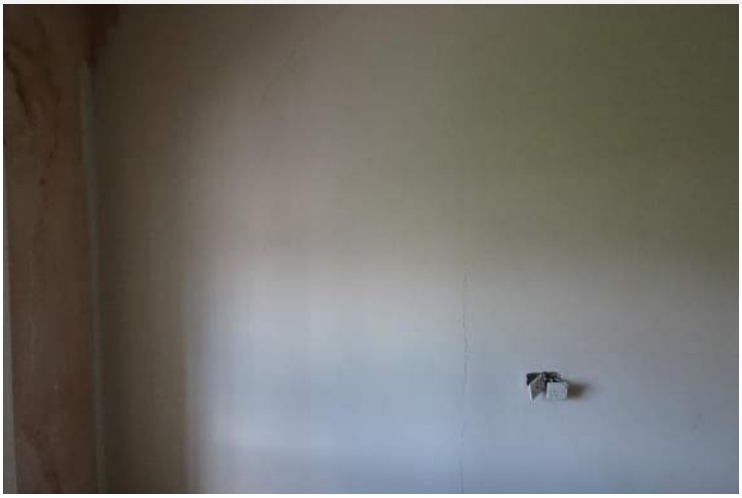
02A-05
General

02A-06
Diagonal hairline cracks in plaster finishes

1.5 THIRD FLOOR LOCATION REFERENCE

03A-01
Damp in exterior wall finishes

03A-01
Vertical crack in plaster finish



03A-01
Damp in exterior wall finishes

03A-02
Water ingress in cupboard

03A-02
Dry rot and water ingress in corridor

03A-03
Damp in exterior wall finishes

03A-03
Masonry wall with finishes removed

03A-04
Damp and cracked ceiling finishes in main corridor

03A-05
Failed finishes beneath structural beam

03A-05
Cracks and failed plaster in staircase walls

03A-06
Failed finishes in corner of room adjacent to stair core

03A-07
Damps patches in ceiling and wall finishes at high level

1.6 FOUTH FLOOR
LOCATION REFERENCE

04A-01
Damp internal partition

04A-01
Collapsed plaster finish by window opening

04A-02
Collapsed plaster finish by window opening

04A-03
Sagging ceiling

04A-03
Cracking, peeling and collapsed finishes

04A-05
Water ingress and failed plaster finishes

2. BUILDING B

2.1 Basement Floor

99B-01
Dry rot growth and corrosion at a high level

99B-01
Paint washed from wall surface, presumed to be related to damp in lower wall.

99B-02
Dry rot growth

99B-03
Steel/cast iron beam
showing signs of corrosion

99B-03
Mould growth in cupboard
space

99B-04
General Photograph of space

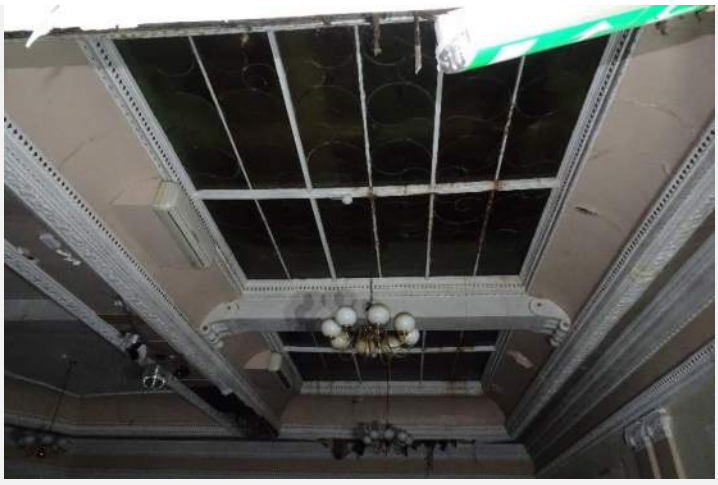
2.2 Ground Floor

00B-01
Hole in slab

00B-01
Cracked slab adjacent to existing hole

00B-02
Mould growth

00B-02
Ceiling finishes partially collapsed



00B-02
Remnant floor structure

00B-03
Concrete slab rebar visible above, plaster finishes collapsed, and steel beams exposed

00B-03
Further collapse of ceiling finishes and exposed timber structure above

2.3 First Floor

01B-01
Fine crack in floor, possibly just screed finish

01B-02
Mould growth

01B-02
Mould growth

2.4 Second Floor

02B-01
Corridor

02B-02
Large rack in presumed screed

02B-02
Beam visible with screed

2.5 Third Floor

03B-01
Corridor

03B-02
Corridor general photograph

03B-02
Historic water ingress

03B-02
Ceiling finishes peeling

3. BUILDING C

3.1 Basement Floor

99C-01
General room photograph

99C-01
Rising Damp on columns

99C-01
Mould growth

99C-02
Damp floor

99C-02
Damp floor structure above and collapsed finishes

99C-03
Sagging ceiling finishes

99C-03
Large mould growth in ceiling cavity

3.2 Ground Floor

00C-01
Damp area to north of space, adjacent to Block C

00C-01
Damp area and peeling finishes adjacent to Block A

3.3 First Floor

01C-01
Peeled finishes and stained wall. Wall appears to be bowing locally.

01C-01
Peeled finishes and staining

01C-02
Steel beam in ceiling above

01C-02
Collapsed finishes up to next floor above

01C-02
Wide diagonal crack in finishes above door opening

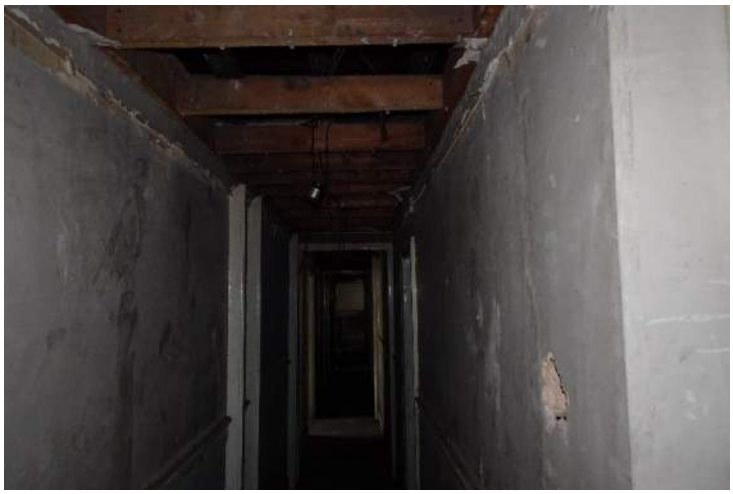
01C-02
Finishes separating

01C-03
Wide vertical crack visible in finishes

01C-03
Significant water ingress and cracking of finishes at end of corridor doorway

3.4 Second Floor

02C-01
Tie rods in corridor space



02C-01
Tie rods running up to level above

02C-01
Water ingress I toilet with cracked lintel

02C-01
Water ingress, staining and cracks adjacent to internal courtyard door.

3.5 Roof

03C-01
General photograph

03C-01
Internal double structure around existing trusses

03C-01
Roof Externally

3.6 Internal Courtyard

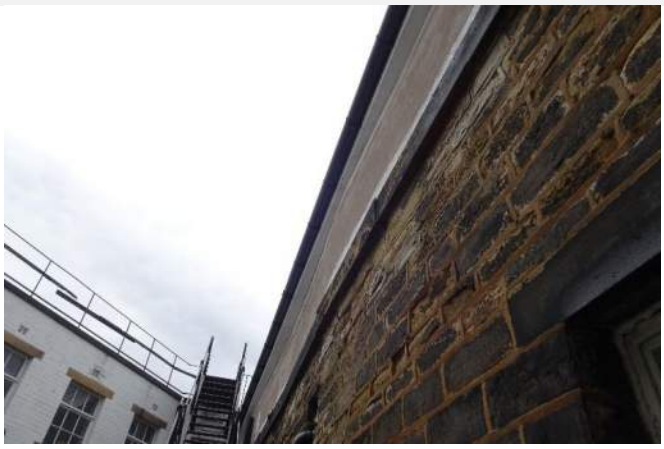
West and east facade
General photograph – paint finish peeling from masonry on eastern facade

<u>Western Elevation</u>
General photograph

<u>Eastern Elevation</u>
Vegetation and algal growth in damp areas, some cracks forming in masonry mortar joints

Eastern Elevation
Damp external wall on eastern elevation

Eastern Elevation
Bowing external wall on eastern facade



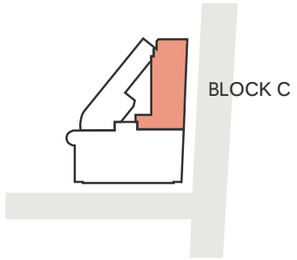
Eastern Elevation
Water pooling on flat roof

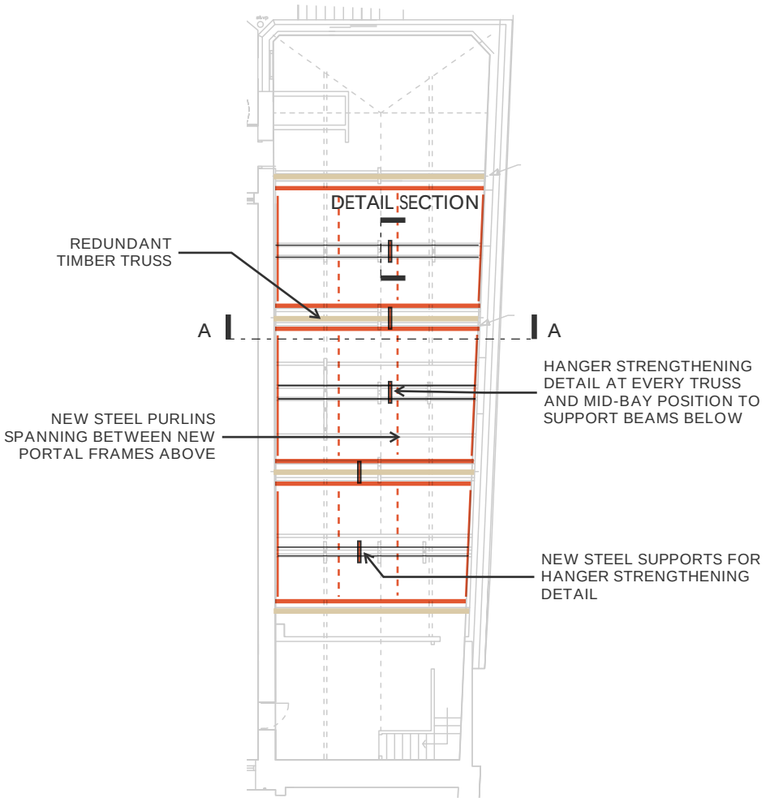
Eastern Elevation
Water pooling in gutter

Eastern Elevation
Hairline crack in plaster finish

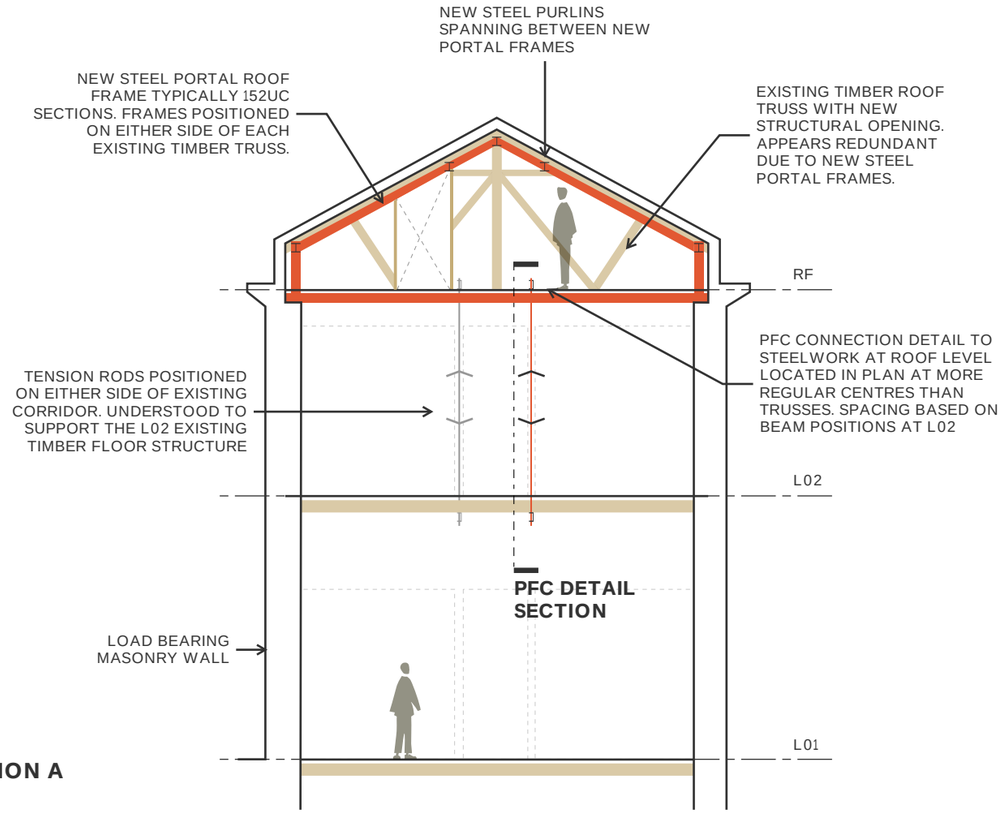
APPENDIX C – BLOCK C ROOF STRUCTURE

INDICATIVE ROOF STRUCTURE
BLOCK C

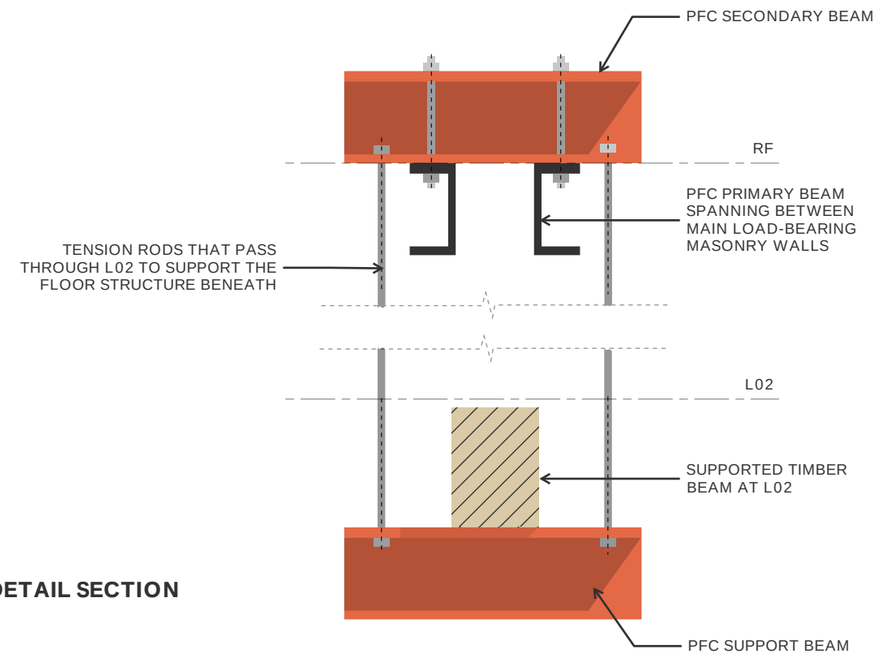




PLAN VIEW OF ROOF STRUCTURE
NTS



SECTION A
NTS



PFC DETAIL SECTION
NTS

RAMBOLL

STATION GATEWAY - GEORGE HOTEL
1620012540 ENG: ST
SK003 P01 CHK: PM
16/09/21 APP: --

Details shown are indicative only and based on limited site observations with no opening up works on site. Sketch for discussion purposes only.

Appendix 5
Construction Evaluation Intrusive Investigation Reports

constructiveevaluation
site investigation ● building pathology

PROJECT REFERENCE: 22.1150

January 2019

REPORT FOLLOWING

Structural Investigations

at

The George Hotel, St Georges square, Huddersfield, HD1 1JA

for

William Birch & Sons Ltd

CONSTRUCTIVE EVALUATION
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Document Approval		
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Report Checked by		
Rick Young **(Building Surveyor)**	Signature:	Date: 21/11/2022

REPORT REVISED (response to significant changes in client requirements, methods of work etc).			
Name:	Signature:	Date:	Nature of revision:
Name:	Signature:	Date:	Nature of revision:
Name:	Signature:	Date:	Nature of revision:

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SITE WORKS **5**

INSPECTION ..... ERROR! BOOKMARK NOT DEFINED.

Appendices

Appendix A – Drawings

Appendix B - Photographs

Trading Terms
Unless specifically stated within the tender/quotation or unless identified within the introduction to this report it is confirmed that this report has been compiled wholly in accord with Constructive Evaluation Limited's terms of engagement. This report is provided for sole use by the Client and is confidential to them. No responsibility whatsoever for the contents of the report will be accepted to anyone other than the Client.

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Context
This report is written in the context of an agreed scope of work between Constructive Evaluation Limited and the Client and should not be used in a different context. In light of additional information becoming available, improved practices and changes in legislation amendment or re-interpretation of the report in whole or part may be necessary after its original submission.

Professional Interpretation
The recommendations made and opinions expressed in the report are based on the conditions revealed by the site works together with an assessment of the data from the inside and laboratory testing or in respect of the desktop reports. No responsibility can be accepted for conditions that have not been revealed by the research, site works and testing.

The Client is advised that the conditions observed on site by Constructive Evaluation Limited at the time of any site survey may be subject to change. Certain indicators of the presence of hazardous substances may have been latent at the time of the most recent site reconnaissance and they may subsequently have become evident. It is not possible to assess areas which are inaccessible or where access is not granted, and CE accept no liability for risks subsequently identified therein.

The conceptual model, Risk assessment and sampling regime has been formulated in accordance with current UK guidance at time of production based upon the relevant information gained from Phase 1 and Phase 2 investigations. While the model and assessment offer opinions and interpretations of these guidelines, the comments made are for guidance only and no liability can be accepted for their accuracy. It is possible that aspects of desktop study may need to be altered to conform to the requirements of the statutory regulatory bodies.

Intrusive Field Operations
The data collected through direct operations in the production of this report has been so obtained, unless directly otherwise stated, in accordance with current UK guidance, law or accepted industry practice, including but not limited to: BS.5930: 1990 Code of Practice for Site Investigations (Amendment 2: 2010), & BS.10175: 2011 + A1: 2013 Investigations into Potentially Contaminated Sites. Exact exploratory locations will depend upon access conditions, site use and plant capability, CE do not accept liability for issues arising from material identified between or outside of the area of exploratory locations.

Laboratory Testing
Unless stated otherwise within the text, all geotechnical and material laboratory tests have been performed in accordance with the relevant British Standard Documents. Laboratory testing for contaminated land assessment is completed under the UKAS / MCERTS accreditation schemes, unless identified as otherwise in the report.

Human Health Risk Assessment Criteria
The Environment Agency has recently undertaken revision of the Soil Guideline Values (SGVs) which are partially complete. Where standards are available using the "new" approach, these have been utilised for correlative purposes. Where standards have not yet been revised, guidance following the "old" approach has been utilised. Please note that upon release of the remaining guidelines, the standards contained within this report may be subject to change. In addition, the second edition of the LQM CIEH guidance has now been released and will be utilised in favour of previously published guideline values.

Third Parties
The findings and opinions conveyed in this report are based on information obtained from a variety of sources, including that from previous Site investigations and chemical testing laboratories. Constructive Evaluation Limited has assumed that such information is correct. Constructive Evaluation Limited cannot and does not guarantee the authenticity or reliability of the information it has relied upon and can accept no responsibility for inaccuracies with the data supplied by other parties.

The accuracy of the historical map extracts supplied cannot be guaranteed and it should be noted that different conditions may have existed between mapping sheet editions. Therefore, there can be no certainty that all areas of contamination have been identified during the Phase 1 investigation.

Definitions
Reference to the word "contamination" in this report does not relate to the statutory definition of contaminated land under 1990 Environmental Protection Act unless otherwise stated. The definition used in this report is: "Land that contains substances that, when present in sufficient quantities or concentrations, are likely to cause harm, directly or indirectly, to man, to the environment, or on occasion to other targets" (NATO CCMS, 1985).

CE Ltd 2019

1.0 INTRODUCTION

Constructive Evaluation (CE) Limited were instructed by William Birch & Sons Ltd to undertake a structural survey at The George Hotel, St Georges Square in Huddersfield hereafter referred to as the 'site. The survey entailed an in-depth intrusive investigation into the bearing details and structural make up of the eastern elevation at the site. Some of the specified survey details were unable to be completed due to the listed nature of the site.

Attention is drawn to the fact that every effort has been made to ensure the accuracy of the data supplied and any analysis derived from it. Furthermore, any recommendations are specific to the client's requirements as detailed herein and no liability will be accepted should these be used by third parties without prior consultation with Constructive Evaluation Ltd.

The works were carried out over a 3-day period commencing 14th November 2022.

2.0 SITE WORKS

2.1 Specification of works

All works undertaken were in accordance with the intrusive investigation specification as produced by Ramboll. Titled Façade Investigations and numbered SK-S-0029 to SK-S-0033.

2.1 Summary of works

An outline of the works carried out are summarised below:

- Floorboards lifted to determine size, composition, condition and bearing details of floor joists.
- 14mm bore holes drilled to determine thickness and make up of interior wall.
- Wall dimension survey at window reveals where possible
- Plaster stripped to determine wall tie in details at nominated positions

It should be noted that both GPR and electromagnetic scanning were undertaken and did not locate any wall ties or other metallic objects within the wall construction. Electromagnetic scanning did determine a metallic return from the mortar joints in the wall. Consideration should be given to use of blast furnace cement which may contain small iron particles.

3.0 Investigation

3.1 Floor Joist Bearing Surveys

Ground Floor-

- Opening up works carried out to floorboards to survey the dimensions of the floor joists and the bearing detail into the eastern elevation.

Position 0.3- Joists were of timber composition with 130mm of bearing on to brick masonry, the joists were found to be 275mm x 50mm and in good condition with no signs of rotting or damp. Joists were running east to west and comprised of 400mm centers.

First Floor-

- Opening up works carried out to floorboards to survey dimensions and bearing details of the floor joists.

Position 1.3- Joists were found to be of a timber composition with 110mm of bearing on to a 105mm x 50mm timber wall plate. The size of the joists was shown to be 275mm x 50mm, running east to west at 400mm centers. Joists and wall plate were in good condition and free from rot or damp.

Position 1.8- Joists were found to be of a timber composition with 110mm of bearing on to a 105mm x 50mm timber wall plate. The size of the joists was shown to be 275mm x 50mm, running east to west at 400mm centers. Joists and wall plate were found to be in good condition free from rot or damp.

Second floor-

- Opening up works carried out to floorboards to survey dimensions and bearing details of the floor joists.

Position 2.8- Joists were found to be bearing on a large timber cross beam, it should be noted that joists were running from north to south on this floor with cross beam running east to west. Floor joists were shown as 100mm x 70mm with a bearing of 50mm onto cross beam at 300mm centers, the beam was notched to bear the floor joists with 25mm batten used to extend bearing to 75mm. The cross beam was found to have a 105mm bearing on to a timber wall plate with dimensions of 50mm x 105mm. The Timber cross beam was ascertained to be 310mm x 140mm. Joists, beam and wall plate were all found to be in good condition with no evidence of rot or damp.

Third floor-

- Opening up works were carried out on floorboards to ascertain the dimensions and bearing of floor joists.

Position 3.2 and 3.5- Floor joists were found to be hung using galvanized steel joist hangers affixed to a C-shaped steel section beam. The joists were seen to be 170mm x 50mm at 400mm centers. The steel beam was found to be 300mm x 100mm, it was seen that the web of the steel

had been packed out using timber which intern, affixed 18mm marine ply to either side of the beam, this was all fixed through the beam using M10 coach bolts at approximately every 1000mm. The floor joists on the third floor were found to be running from north to south with the steel beam running from east to west bearing into the wall approximately 100mm onto an engineering brick. All joists and were seen to be in good condition and free from damp and rot.

3.2 Boring and structural investigations

- **Position 2.7-** A wall dimensional survey was carried out at a window reveal on the south end of the second floor, the make up of the wall was found to be; 20-30mm of plaster finish on a 180-200mm dressed stone internal skin followed by a 40-60mm partially filled cavity and finally 125mm façade external skin of ashlar stone, the total thickness of the wall was found to be 395mm and appeared to be tied together with cross bonded dressed stone blocks.

- **Position 2.2A**- A wall dimensional survey was carried out at a window reveal at the North end of the second floor, the make up of the wall was found to be; 20-30mm of plaster finish on 330mm of dressed stone internal skin followed by a 60mm partially filled cavity and finally 120mm Façade external skin of ashlar stone, the total thickness of the wall was found to be 530mm and appeared to be tied together with cross bonded dressed stone blocks.

- **Position 1.5-** A wall dimensional survey was carried out at a window reveal on the 1st floor, the make up of the wall was found to be 20-30mm plaster finish on a 310mm dressed stone interior skin, followed by a 40-50mm partially filled cavity and finally a 120mm façade external skin of ashlar stone blocks. The total thickness of the wall was found to be 515mm and appeared to be tied together with a blend of dressed stone blocks and bricks.

- **Position 0.5-** A wall dimensional survey was undertaken at a window reveal on the ground floor, it was found to be 200-30mm of plaster finish on 290mm on dressed stone block followed by a 40-60mm partially filled cavity and finally 125mm of ashlar stone façade.

- **Position 2.1-** 2no 14mm bore holes were drilled to determine the composition and thickness of the wall, it was found that the interior skin was 270mm with a 60mm cavity. The composition was found to be of dressed stone blocks.

- **Position 1.9-** 1no 14mm bore hole was drilled to determine the composition and thickness of the wall, it was found to be 230mm thick and made of dressed stone blocks.

3.3 Internal finishes strip

- **Position 3.6-** Plaster finish was stripped to determine the tie in detail of the perpendicular wall to the east elevation, upon inspection it was found that the perpendicular wall was butted up to the façade and connected using a single mortar joint.

- **Position 0.1-** Tile and plaster finishes were stripped to determine the tie in details for the perpendicular walls into the east elevation, it was found that the perpendicular wall was butted into the façade no tie in details could be identified.

- **Position 1.10 and 1.1-** plaster finish stripped to determine tie in detail and wall composition, it was ascertained that there is no tie in detail evident. The composition of the wall was shown to be dressed stone.

- **Position 2.2-** Plaster finish strip to establish the makeup of the internal skin, it was found to be of dressed stone blocks.

The third-floor wall formation was of a single dressed stone skin with a steel 'I' beam structure supporting the roof with studwork used as an interior skin.

All drawings and photographs for the works can be referenced in the appendix

APPENDIX A

Site Sketches

NOTES

1. Do not scale from this drawing Use figured dimensions only.
2. All dimensions must be checked on site prior to commencement of work.
3. Where applicable this drawing is to be read in conjunction with other consultants drawings.
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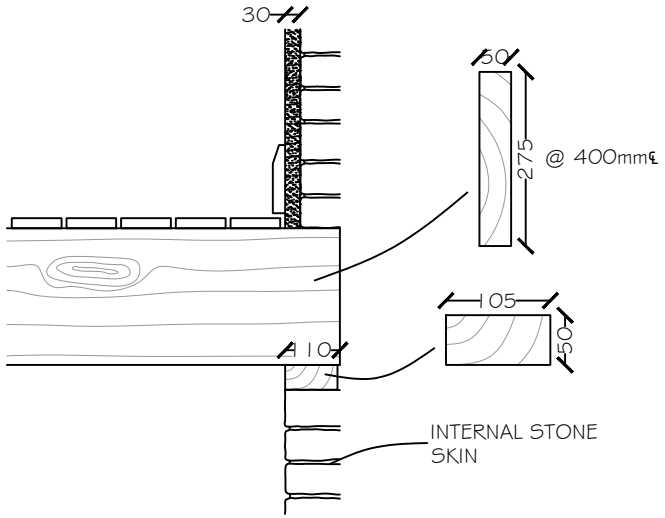
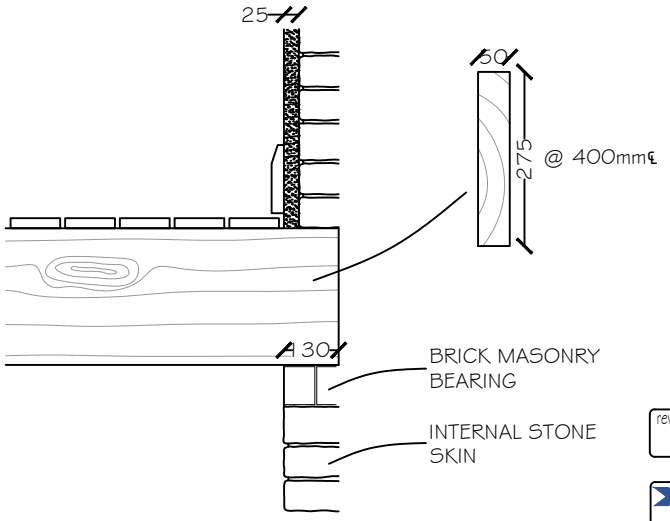
1ST FLOOR
FLOOR JOIST BEARING DETAIL 1.3 & 1.8



GROUND FLOOR
FLOOR JOIST BEARING DETAIL 0.3



rev	date	amendment	check

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Client.
WILLIAM BIRCH & SONS

Project.
THE GEORGE HOTEL

Drawing. scale
GROUND & 1ST FLOOR JOIST BEARING DETAIL NTS

date NOV 22	drawn D.Y	checked
drawing number 22.1150		revision

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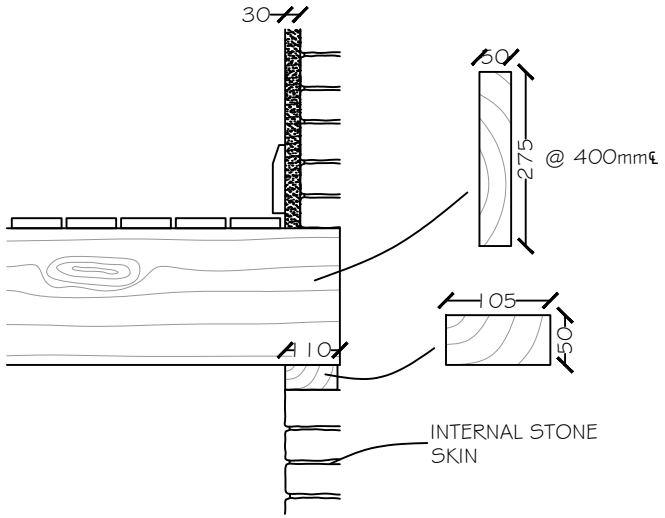
1ST FLOOR
FLOOR JOIST BEARING DETAIL 1.3 & 1.8



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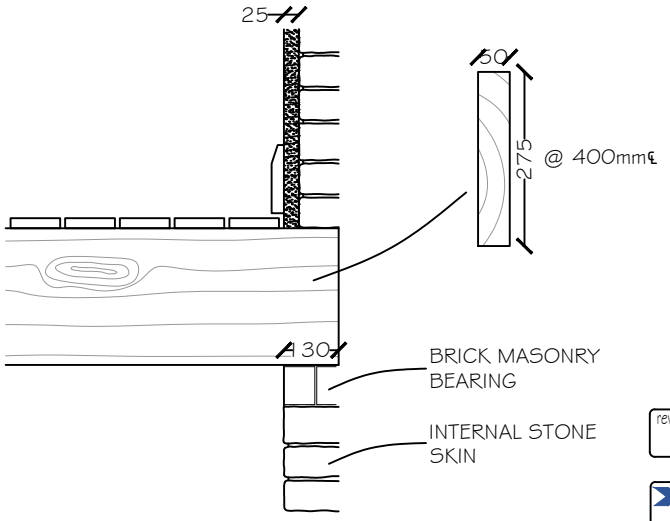

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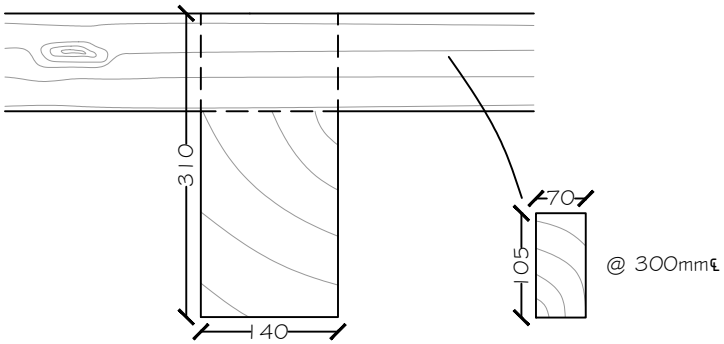
GROUND & 1ST FLOOR JOIST BEARING DETAIL NTS

date NOV 22	drawn D.Y	checked
drawing number 22.1150		revision

2ND FLOOR
FLOOR JOIST BEARING DETAIL 2.3



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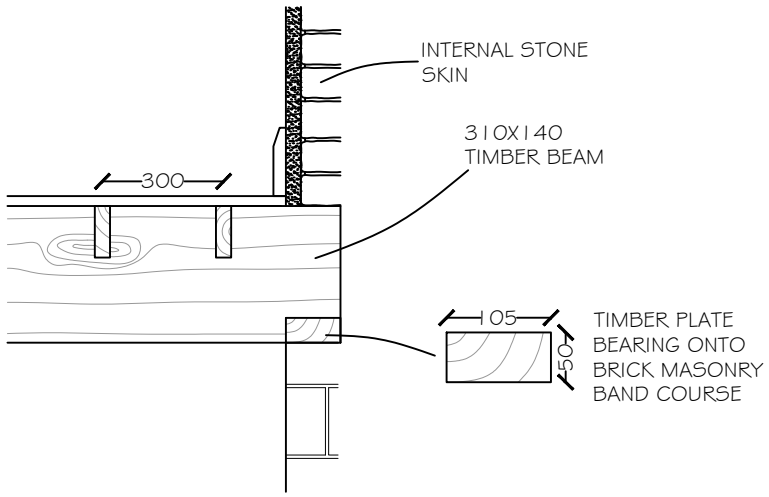
FLOOR JOIST BEARING DETAIL 2.3



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Drawing. scale
2ND FLOOR JOIST BEARING DETAIL NTS

date NOV 22	drawn D.Y	checked
drawing number 22.1150		revision

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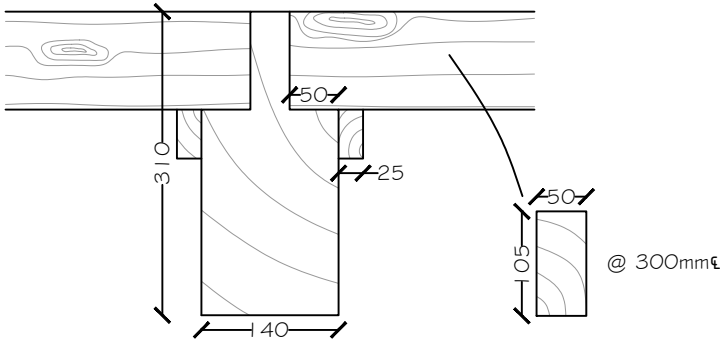
2ND FLOOR
FLOOR JOIST BEARING DETAIL 2.8



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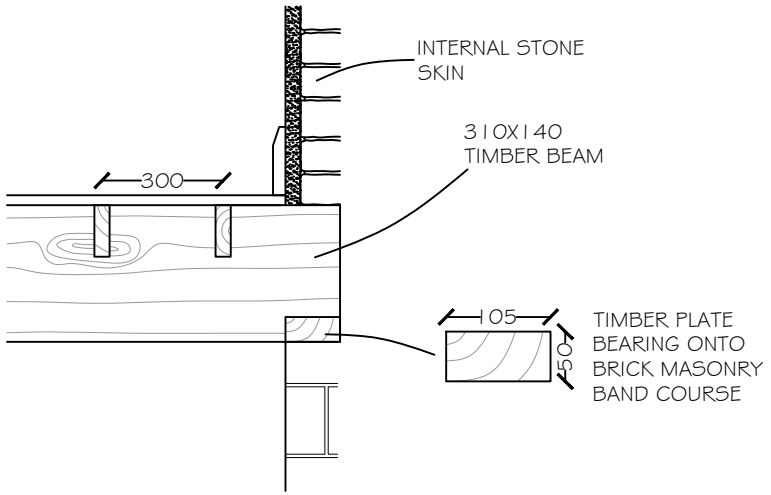
FLOOR JOIST BEARING DETAIL 2.8



rev	date	amendment	check

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Client.
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Project.
THE GEORGE HOTEL

Drawing. scale
2ND FLOOR JOIST BEARING DETAIL NTS

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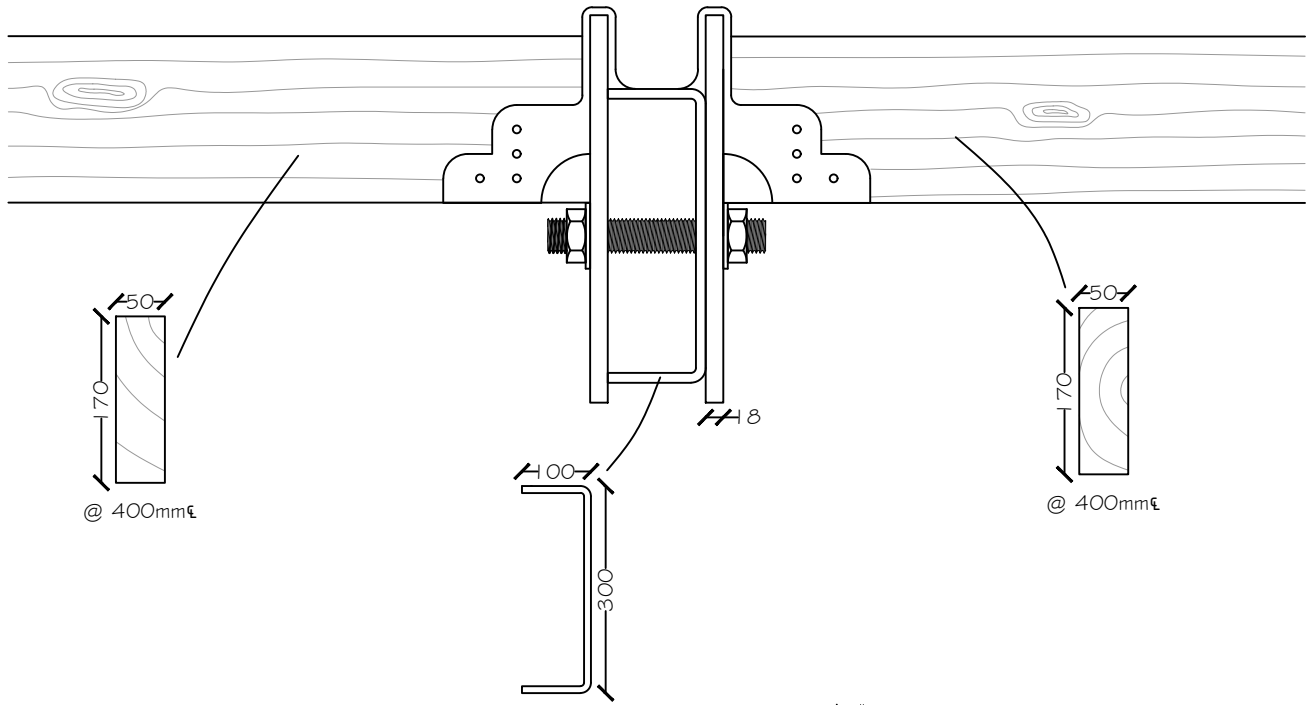
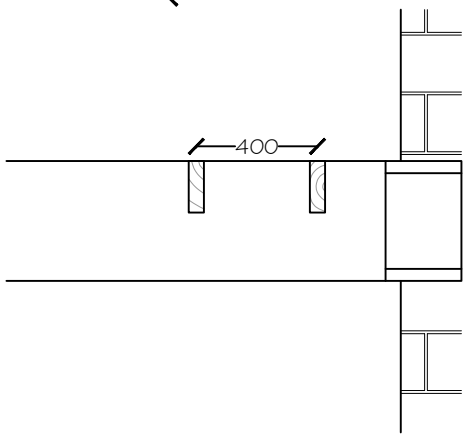
3RD FLOOR
FLOOR JOIST BEARING DETAIL 3.2 & 3.5





CHANNEL BEARING
APPROX 100mm ONTO
ENGINEERING BRICK

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Project.
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Drawing. scale
3RD FLOOR JOIST BEARING DETAIL NTS

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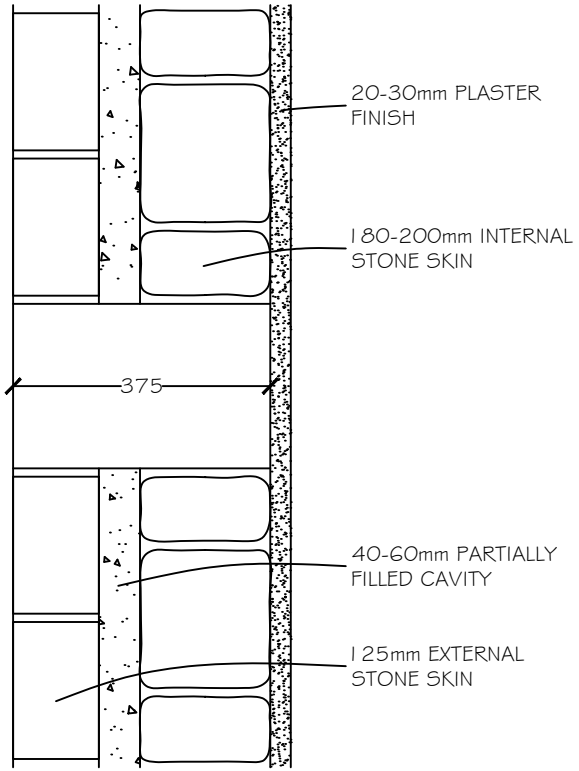
WALL DETAIL 0.5, 1.5 & 2.7



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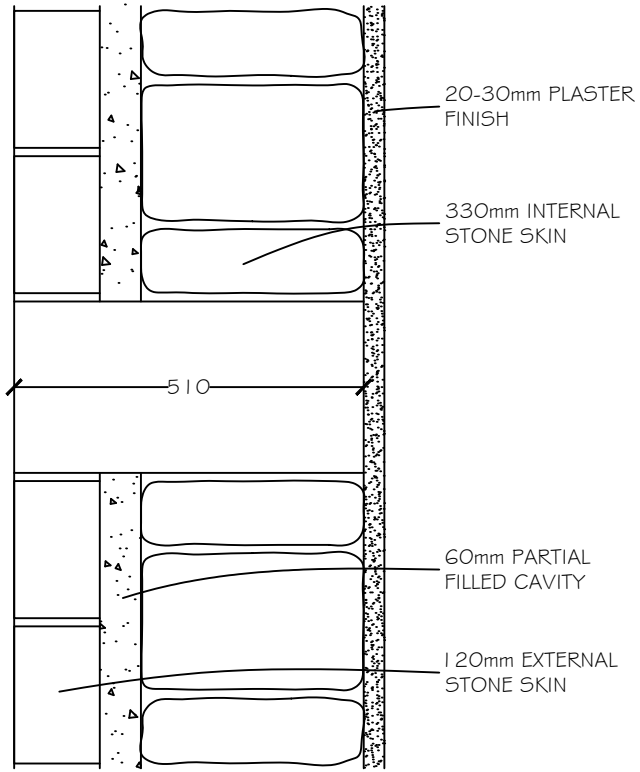

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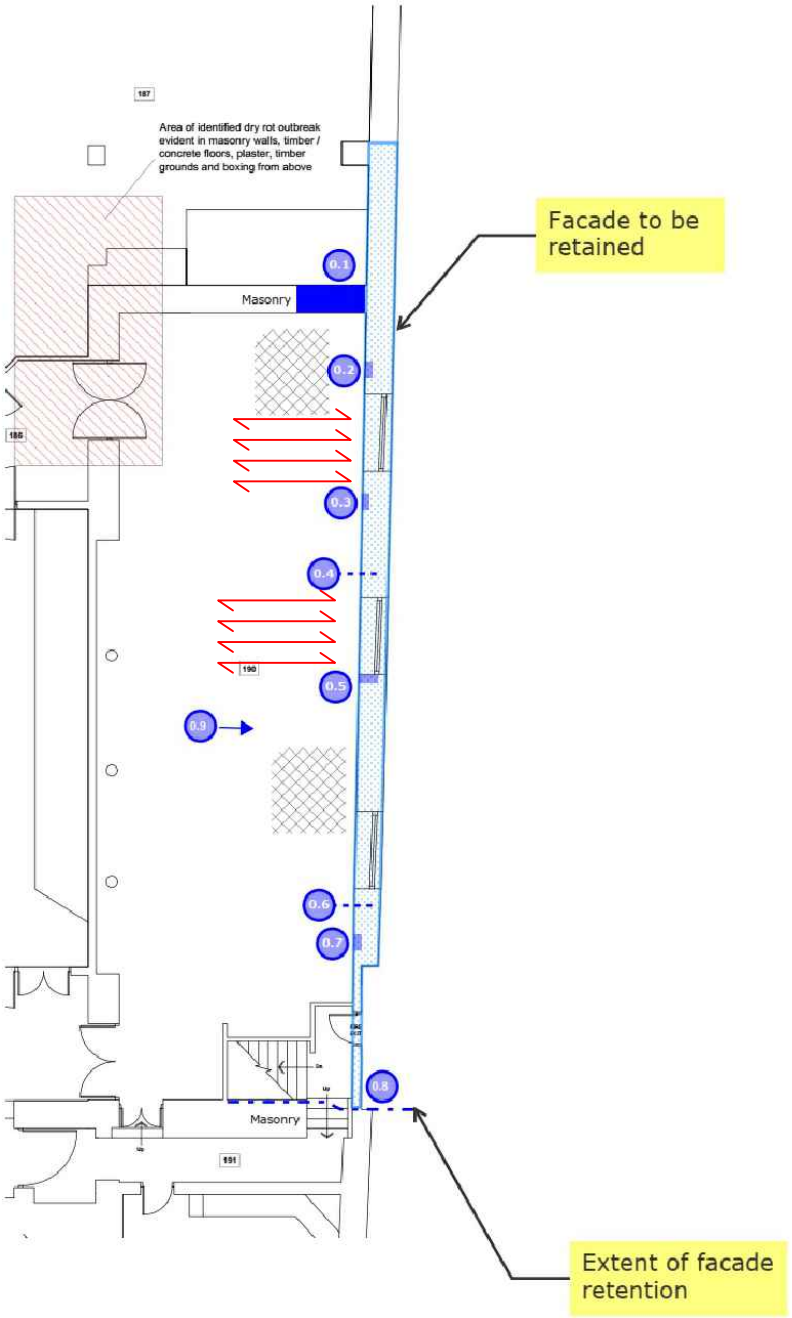

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GROUND FLOOR JOIST SPAN

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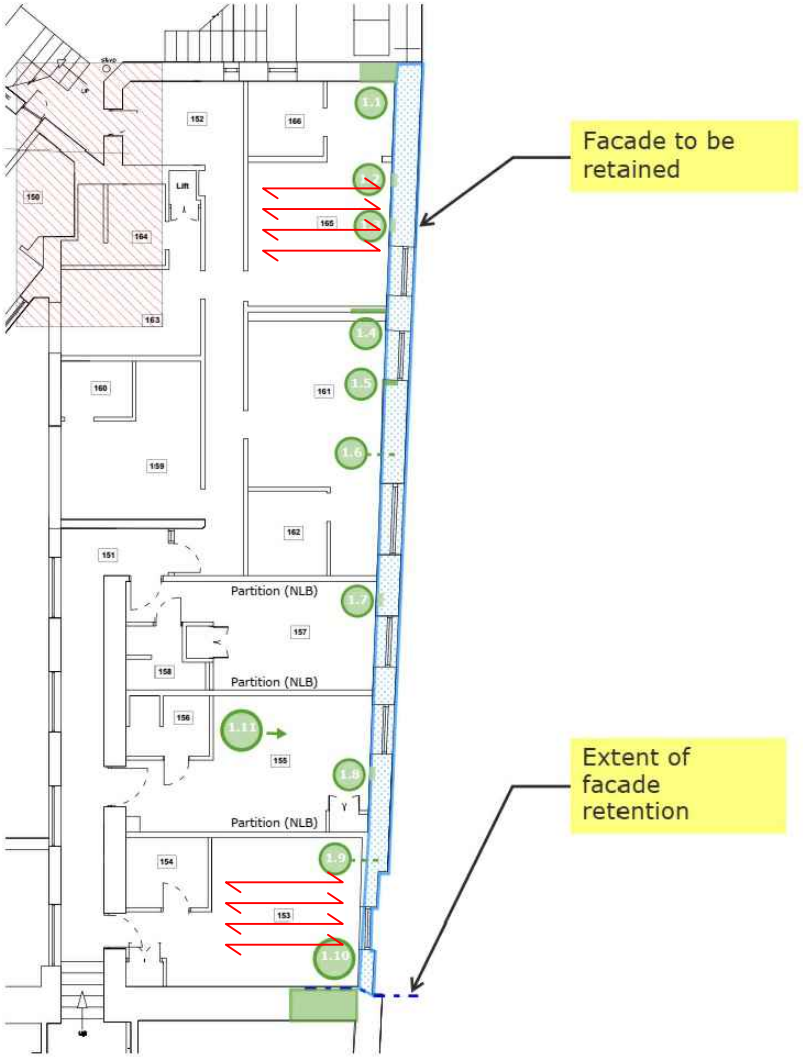

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Drawing.
1ST FLOOR JOIST SPAN

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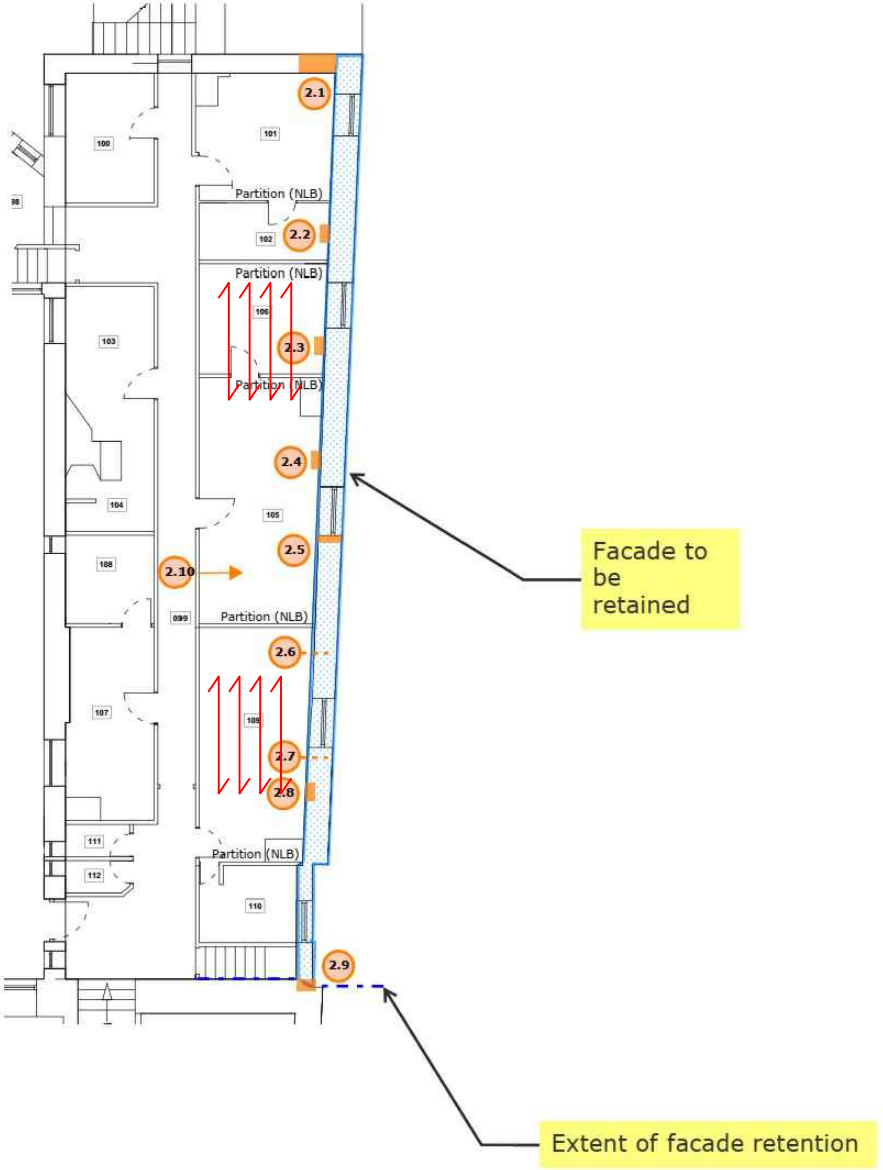

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Drawing.
2ND FLOOR JOIST SPAN

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NTS

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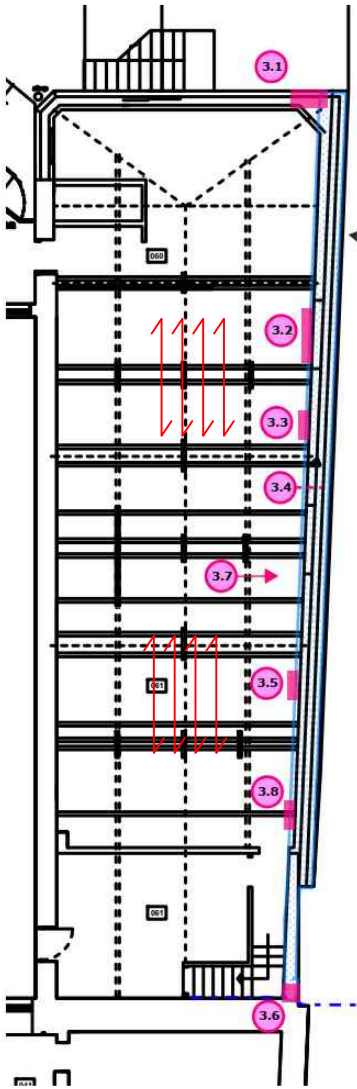

Facade to be retained

Extent of facade retention

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NTS

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APPENDIX B

Photographs

Photographic Record

Project Ref 22.1150 S

Site Name: The George Hotel

1.

2.

1) Bearing detail location 0.3 Ground floor

2) Bearing Detail location 1.8first floor

3) Bearing detail location 1.3 1st floor

4) Bearing detail location 2.8 2nd floor

3.

4.

Photographic Record

Project Ref: 22.1150 S

Site Name: The George Hotel

5.

6.

7.

8.

5) Bearing detail location 2.7 2nd floor

6) Cross beam detail at location 2.3 2nd floor

7) Cross beam bearing detail at location 2.3 2nd floor

8) Bearing detail for c beam

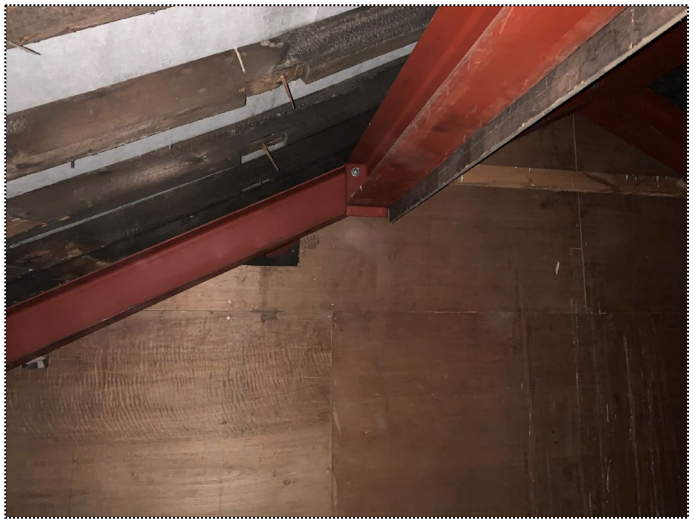
Photographic Record

Project Ref: 22.1150 S

Site Name: The George Hotel

9.

10.



11.

12.

9) Steel I beam frame supporting 3rd floor structure

10) Steel I beam frame supporting 3rd floor structure

11) Stud walls in 3rd floor structure

12) Stud walls in 3rd floor structure

Photographic Record

13.

14.

15.

16.

13) Closed window reveal showing wall tie in details at location 2.2A
14) Open window reveal showing partially filled cavity at location 2.2A
15) Window Reveal detail at location 2.5 2nd flood showing closed cavity and tie in detail
16) Closed cavity at location 2.3 shows wall tiie in detail as cross bonded stone work

17)

Photographic Record

17.

18.

19.

20.

17) Bore holes to identify wall composition and thickness at position 2.1

18) Plaster stripped to determine wall composition and tie in detail at position 3.6

19)) Plaster stripped to determine wall composition and tie in detail 3.6

20) Tile and plaster stripped to determine wall tie in detail at location 0.1

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PROJECT REFERENCE: 22.1150

January 2019

REPORT FOLLOWING

Structural Investigations

at

The George Hotel, St Georges square, Huddersfield, HD1 1JA

for

William Birch & Sons Ltd

CONSTRUCTIVE EVALUATION
UNIT 15/16 FORD LANE BUSINESS PARK
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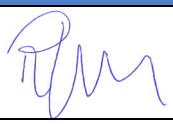
Document Approval		
Report Author		
Ed Cosgrove **(Junior Building surveyor)**	Signature:	Date: 10/04/2019

Report Checked by		
Rick Young **(Building Surveyor)**	Signature: 	Date: 10/04/2019

REPORT REVISED (response to significant changes in client requirements, methods of work etc).			
Name:	Signature:	Date:	Nature of revision:
Name:	Signature:	Date:	Nature of revision:
Name:	Signature:	Date:	Nature of revision:

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SITE WORKS **5**

INSPECTION ..... ERROR! BOOKMARK NOT DEFINED.

Appendices

Appendix A – Drawings

Appendix B - Photographs

Trading Terms
Unless specifically stated within the tender/quotation or unless identified within the introduction to this report it is confirmed that this report has been compiled wholly in accord with Constructive Evaluation Limited's terms of engagement. This report is provided for sole use by the Client and is confidential to them. No responsibility whatsoever for the contents of the report will be accepted to anyone other than the Client.

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Context
This report is written in the context of an agreed scope of work between Constructive Evaluation Limited and the Client and should not be used in a different context. In light of additional information becoming available, improved practices and changes in legislation amendment or re-interpretation of the report in whole or part may be necessary after its original submission.

Professional Interpretation
The recommendations made and opinions expressed in the report are based on the conditions revealed by the site works together with an assessment of the data from the inside and laboratory testing or in respect of the desktop reports. No responsibility can be accepted for conditions that have not been revealed by the research, site works and testing.

The Client is advised that the conditions observed on site by Constructive Evaluation Limited at the time of any site survey may be subject to change. Certain indicators of the presence of hazardous substances may have been latent at the time of the most recent site reconnaissance and they may subsequently have become evident. It is not possible to assess areas which are inaccessible or where access is not granted, and CE accept no liability for risks subsequently identified therein.

The conceptual model, Risk assessment and sampling regime has been formulated in accordance with current UK guidance at time of production based upon the relevant information gained from Phase 1 and Phase 2 investigations. While the model and assessment offer opinions and interpretations of these guidelines, the comments made are for guidance only and no liability can be accepted for their accuracy. It is possible that aspects of desktop study may need to be altered to conform to the requirements of the statutory regulatory bodies.

Intrusive Field Operations
The data collected through direct operations in the production of this report has been so obtained, unless directly otherwise stated, in accordance with current UK guidance, law or accepted industry practice, including but not limited to: BS.5930: 1990 Code of Practice for Site Investigations (Amendment 2: 2010), & BS.10175: 2011 + A1: 2013 Investigations into Potentially Contaminated Sites. Exact exploratory locations will depend upon access conditions, site use and plant capability, CE do not accept liability for issues arising from material identified between or outside of the area of exploratory locations.

Laboratory Testing
Unless stated otherwise within the text, all geotechnical and material laboratory tests have been performed in accordance with the relevant British Standard Documents. Laboratory testing for contaminated land assessment is completed under the UKAS / MCERTS accreditation schemes, unless identified as otherwise in the report.

Human Health Risk Assessment Criteria
The Environment Agency has recently undertaken revision of the Soil Guideline Values (SGVs) which are partially complete. Where standards are available using the "new" approach, these have been utilised for correlative purposes. Where standards have not yet been revised, guidance following the "old" approach has been utilised. Please note that upon release of the remaining guidelines, the standards contained within this report may be subject to change. In addition, the second edition of the LQM CIEH guidance has now been released and will be utilised in favour of previously published guideline values.

Third Parties
The findings and opinions conveyed in this report are based on information obtained from a variety of sources, including that from previous Site investigations and chemical testing laboratories. Constructive Evaluation Limited has assumed that such information is correct. Constructive Evaluation Limited cannot and does not guarantee the authenticity or reliability of the information it has relied upon and can accept no responsibility for inaccuracies with the data supplied by other parties.

The accuracy of the historical map extracts supplied cannot be guaranteed and it should be noted that different conditions may have existed between mapping sheet editions. Therefore, there can be no certainty that all areas of contamination have been identified during the Phase 1 investigation.

Definitions
Reference to the word "contamination" in this report does not relate to the statutory definition of contaminated land under 1990 Environmental Protection Act unless otherwise stated. The definition used in this report is: "Land that contains substances that, when present in sufficient quantities or concentrations, are likely to cause harm, directly or indirectly, to man, to the environment, or on occasion to other targets" (NATO CCMS, 1985).

1.0 INTRODUCTION

Constructive Evaluation (CE) Limited were instructed by William Birch & Sons Ltd to carry out a structural survey at The George Hotel, St Georges Square in Huddersfield hereafter referred to as the 'site'. It should be noted here that a significant reduction in the quoted works carried out was in place due to the client already having carried out inspection works to determine floor structure and floor bearing details on the upper floors. Constructive Evaluation Ltd therefore completed coring works in the basement/ground floor and an inspection of the location and composition of steel beam at location 025 as shown in the site plan.

The purpose of this investigation was to determine the construction details of the retaining walls in the basement and the composition of the 'backfill' behind the retaining walls.

Attention is drawn to the fact that whilst every effort has been made to ensure the accuracy of the data supplied and any analysis derived from it. Furthermore, any recommendations are specific to the client's requirements as detailed herein and no liability will be accepted should these be used by third parties without prior consultation with Constructive Evaluation Ltd.

2.0 SITE WORKS

2.1 Specification of works

All works undertaken were in accordance with the intrusive investigation specification as produced by Ramboll.

2.1 Summary of works

An outline of the works carried out are summarised below:

- Remove brick masonry/concrete core samples utilising hydrostatic diamond coring equipment to determine the thickness and composition of the retaining walls of the basement and ground floor
- Remove core samples and assess the materials used to 'backfill' behind retaining walls
- Measure and record location of the structural steel section at position 025

The works were carried out over a 5-day period commencing 24th October 2022.

3.0 Investigation

3.1 Steel investigation

- Opening up works were carried out through the decorative plaster finishes at location 025 to determine whether the columns were supporting the steel section beam at that location. 2No positions were opened and it was found that the columns were purely decorative and not supporting any structural elements.

- Opening up works were carried out on the 1st floor to ascertain the dimensions and composition of the structural steel at location 025, the steel was found to be a compound "I" section beam. The beam dimensions can be referenced in drawings appended.

- Opening up works were carried out to the floorboards in 'room 114' as nominated on the site plan provided, A compound support column was found to be supporting the beam as tested at location 025, however due to construction elements this column was unable to be accessed for measurements.

3.2 Coring and structural investigations

- Due to possible presence of asbestos fibre residue to the walls at each nominated core location, all coring works were undertaken by certified asbestos removal personnel under the guidance of Constructive Evaluation technicians.

- Coring works were undertaken at 8no nominated positions in the basement area to determine the thickness and composition of the retaining walls specified and the composition of the 'backfill' being retained, our results are as follows:

Position 001A- A coring sample was taken 550mm from finished floor level at the position indicated by the site plan, the wall was found to be 1100mm thick and comprised entirely of brick, the substrate 'backfill' was found to be clay with small angular flint particles.

Position 001B- A coring sample was taken 2000mm from finished floor level at the position indicated by the site plan, the wall was found to be 1620mm thick and comprised of 350mm of brick followed by 1270mm of stone, the substrate 'backfill' was found to be clay.

Position 001C- A coring sample was taken 3000mm from finished floor level at the position indicated by the site plan, the wall was found to be 1480mm thick and comprised of 320mm of brick followed by 1160mm of stone, the substrate 'backfill' was found to be clay.

Position 002A- A coring sample was taken 300mm from finished floor level at the position indicated by the site plan, the wall was found to be 1740mmmm thick and comprised of 650mm brick and followed by 1090mm of stone, the substrate 'backfill' was found to be clay.

Position 002B- A coring sample was taken 1500mm from finished floor level at the position indicated by the site plan, the wall was found to be 1760mm thick and comprised of 450mm brick followed by 1310mm of stone, the substrate 'backfill' was found to be clay.

Position 002C- A coring sample was taken 2200mm from finished floor level at the position indicated by the site plan, the wall was found to be 1780mm thick and comprised of 450mm brick followed by 1300mm of stone, the substrate 'backfill' was found to be clay**.**

Position 003A- A coring sample was taken 1300mm from finished floor level at the position indicated by the site plan, the wall was found to be 500mm thick and comprised of 500mm brick, the substrate 'backfill' was found to be clay.

Position 004A- A coring sample was taken 1200mm from finished floor height at the position indicated by the site plan, the wall was found to be 475mm thick and comprised of 475mm brick, the substrate 'backfill' was found to be furnace slag deposits.

- Coring works were conducted at 2no positions on the ground floor area to determine the thickness and composition of the retaining walls specified and the composition of the 'backfill' being retained, our results are as follows:

Position 016A- A coring sample was taken 1750mm from finished floor height at the position indicated by the site plan, the wall was found to be 1070mm thick and comprised of 35mm of render, 275mm brick with a 20mm bituminous damp layer found at 275mm then 110mm of brick followed by a 150mm void with 480mm of stone being found after the void, the substrate 'backfill' was found to be clay**.**

Position 016B- A coring sample was taken 1600mm from finished floor height at the position indicated by the site plan, the wall was found to be 1740mm thick and comprised of 20mm of render, 245mm brick with a 20mm bituminous damp layer found at 245mm then 160mm of brick followed by 170mm of concrete with 1195mm of stone being found after, the substrate 'backfill' was found to be clay.

3.3 Basement Structural Investigation

Position 007. Basement

- Opening up works were carried out to the boxing in the 'Rugby Room' at position 007. Upon inspection the boxing in was found to contain a Catnic lintel supporting the ceiling joists, with a timber 'dead leg' supporting the Catnic.

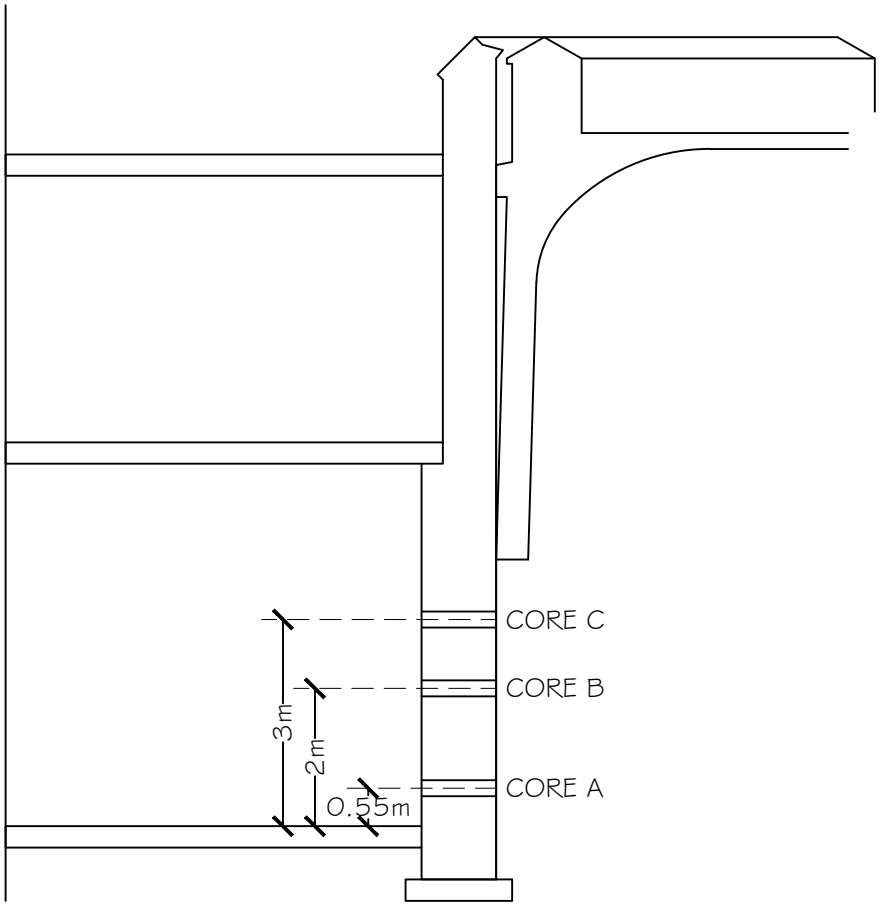
All findings from the coring works can be referenced in the drawings appended at the rear of this report.

Upon completed of the basement coring works, all core samples were removed from site by the asbestos removal contractors as hazardous waste.

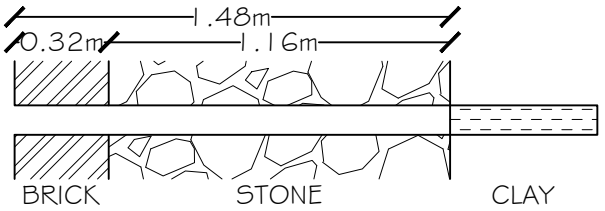
APPENDIX A

Site Sketches

BASEMENT POSITION 001



CORE 001C



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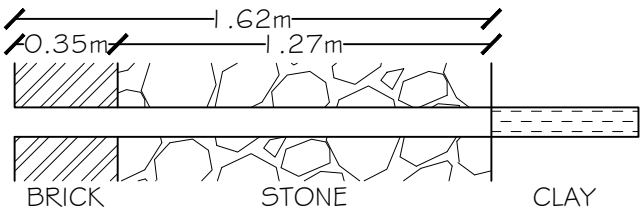

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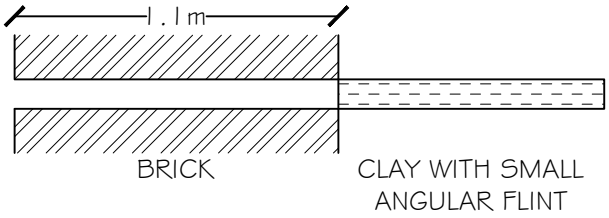

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BASEMENT POSITION 001 NTS
CORE LOCATIONS

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BASEMENT POSITION 002

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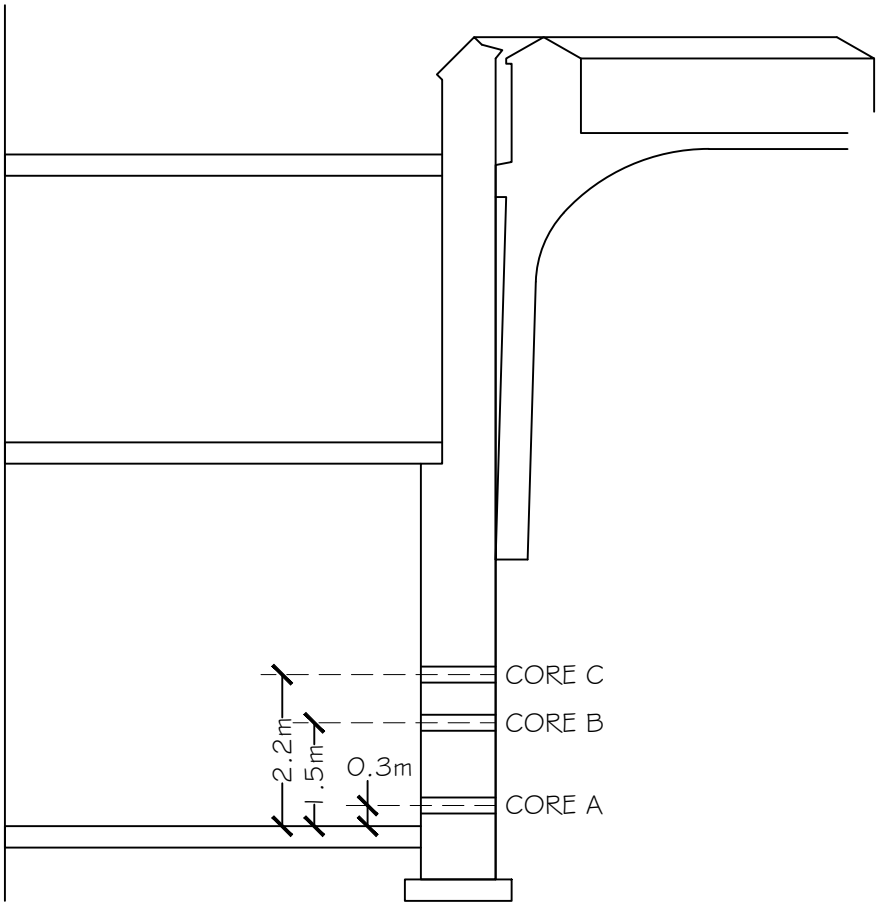

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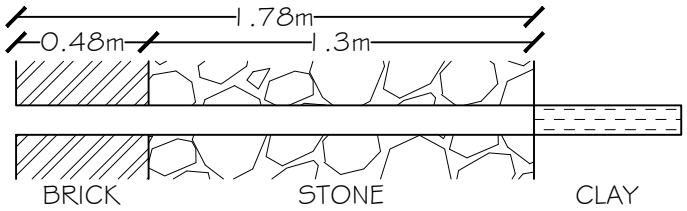

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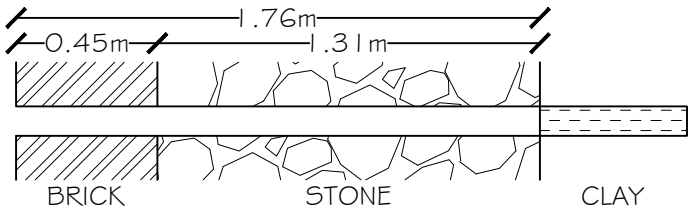

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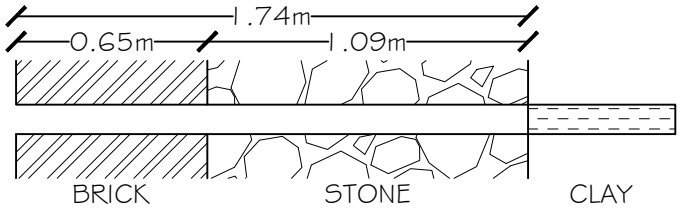

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BASEMENT POSITION 002 NTS
CORE LOCATIONS

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BASEMENT POSITION 003

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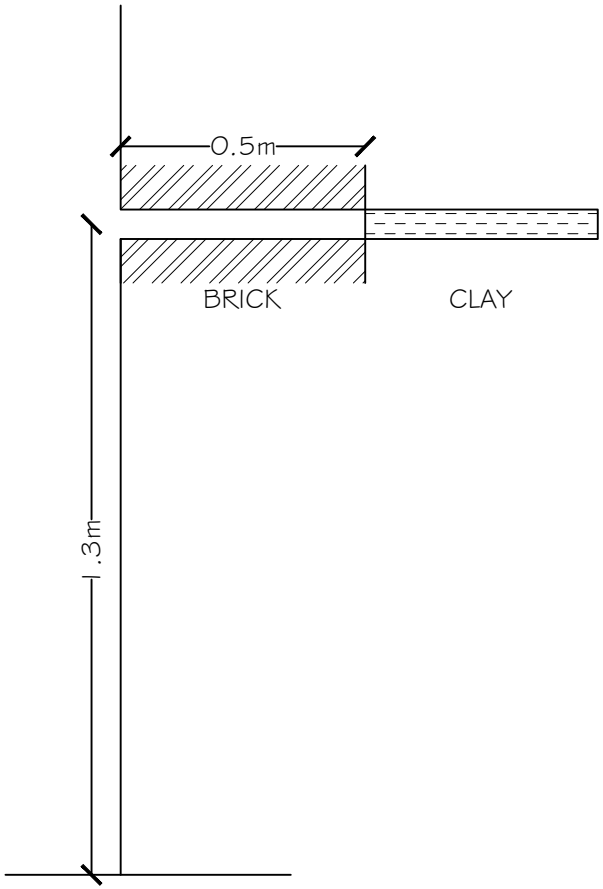
CORE 003A



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CORE LOCATIONS

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BASEMENT POSITION 004

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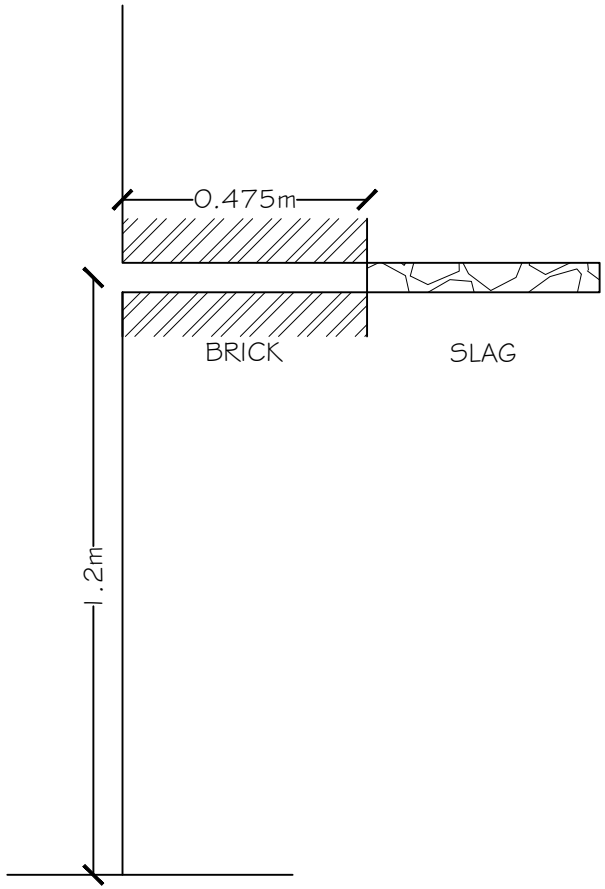

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GROUND FLOOR POSITION 016

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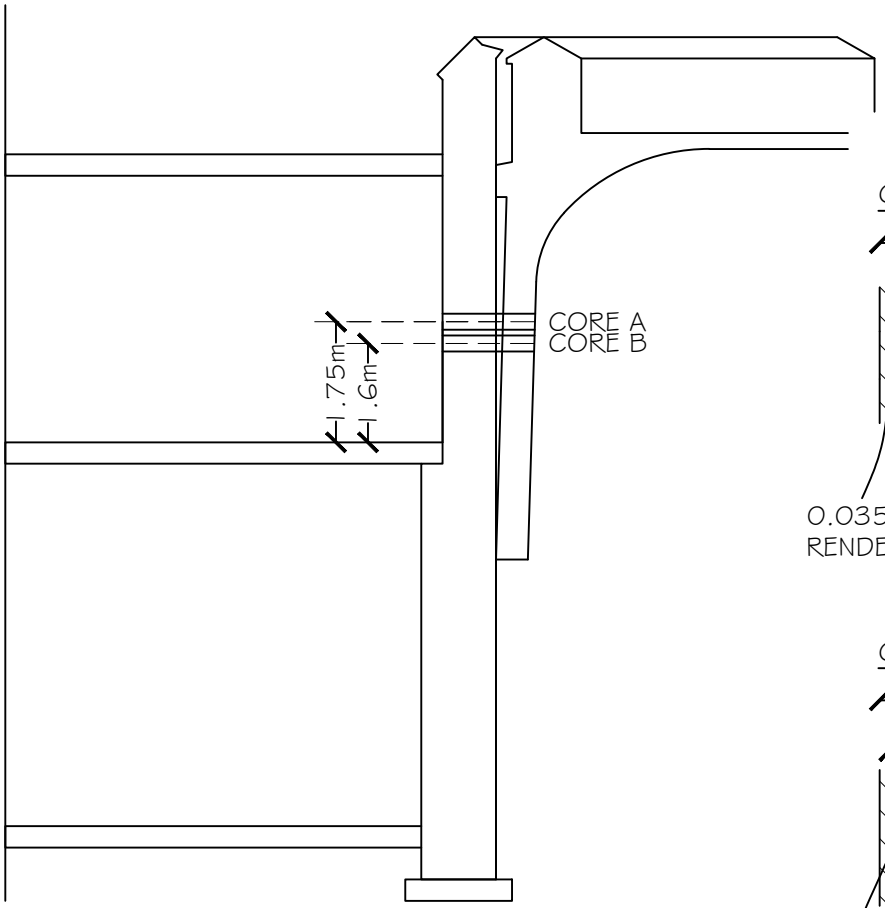
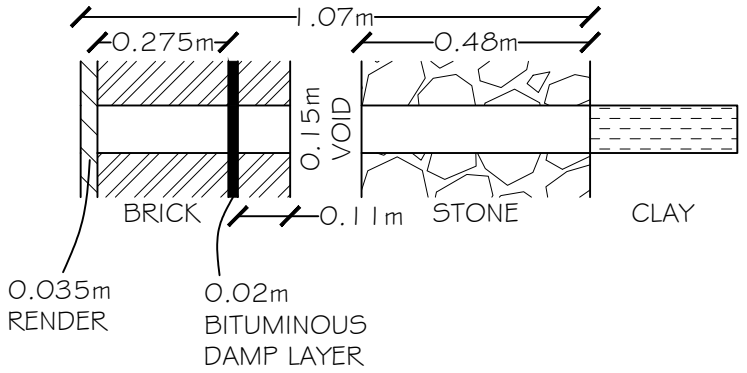
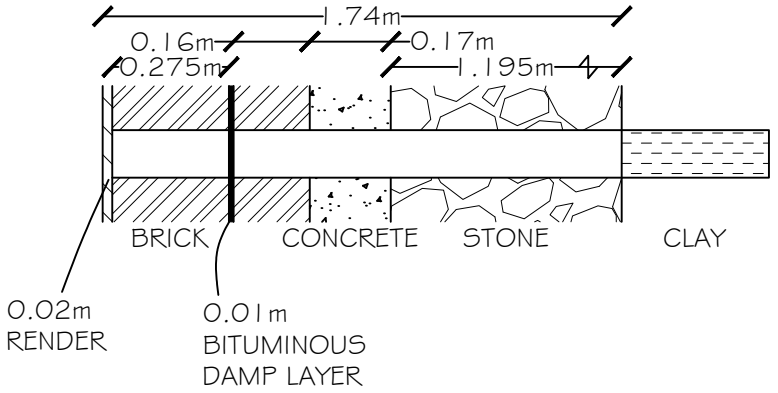


CORE 016A



CORE 016B



rev	date	amendment	check

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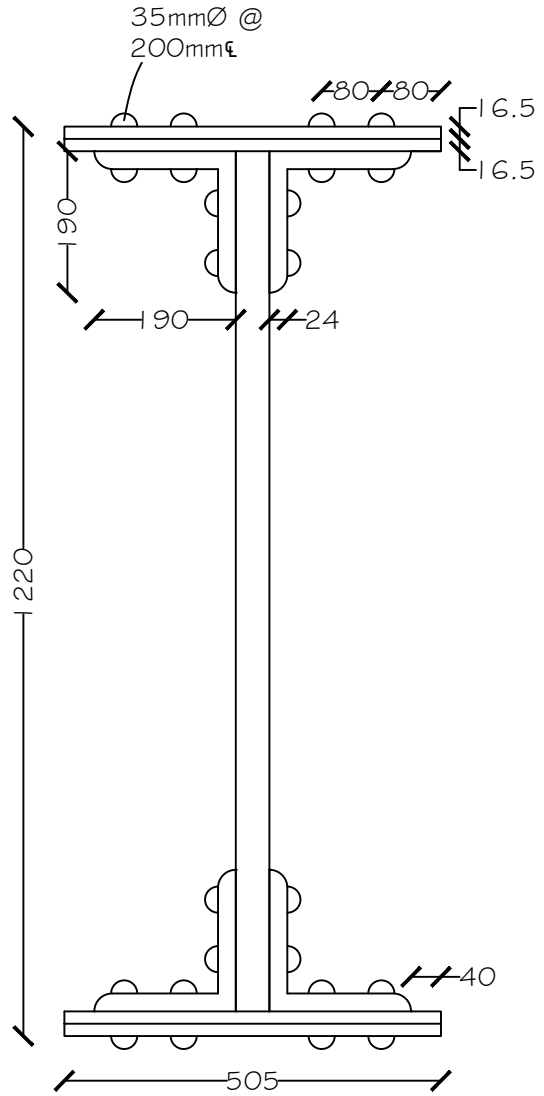
Client.
WILLIAM BIRCH & SONS LTD

Project.
THE GEORGE HOTEL, HUDDERSFIELD

Drawing. scale
GROUND FLOOR POSITION 016 CORE LOCATIONS NTS

date NOV 22	drawn D.Y	checked
drawing number 22.1150		revision

GROUND FLOOR POSITION 025



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Project.
THE GEORGE HOTEL, HUDDERSFIELD

Drawing. scale
GROUND FLOOR POSITION NTS
025 BEAM DETAIL

date NOV 22	drawn D.Y	checked
drawing number 22.1150		revision

APPENDIX B

Photographs

Photographic Record

Project Ref:22.1150

Site Name: The George Hotel

1.

2.

3.

4.

1) Core sample 001A
2) Position 001A
3) Core sample 001B
4) Position 001B

Photographic Record

5.

6.

7.

5) Core sample 001C

6) Position 001C

7) Position 001

Photographic Record

8.

9.

10.

11.

8) Core sample 002A

9) Position 002A

10) Core sample 002B

11) Position 002B

Photographic Record

12.

13.

14.

15.

12) Core sample 002C

13) Position 002

14) Core sample 003A

15) Position 003A

Photographic Record

16.

17.

18.

16) Core sample 004A

17) Position 004A

18) Furnace Slag from core 004A

Photographic Record

19.

20.

21.

22.

19) Core Sample 016A

20) Position 016A

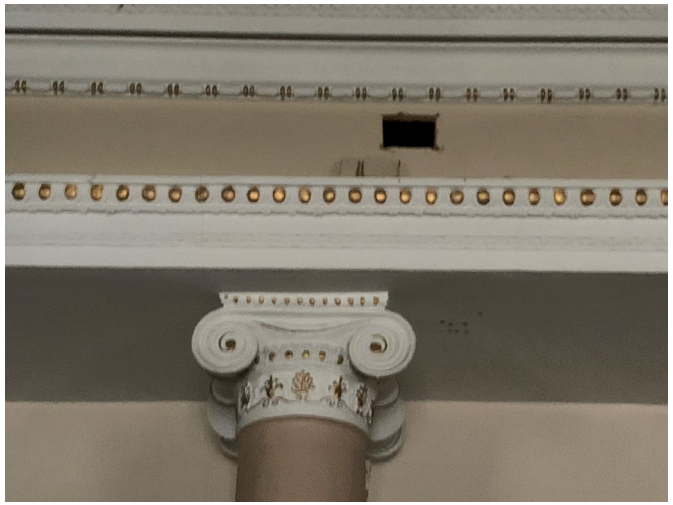
21) Core Sample 016B

22) Position 016B

Photographic Record

22.

23.



24.

25.

22) Position 025

23) Opening up works at position 025

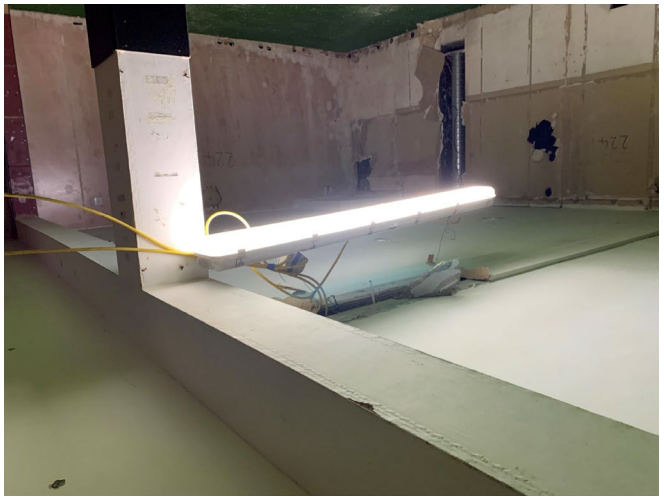
24) Bottom of steel inside boxing in at position 025

25) Top of steel at position 025, where steel was measured.

Photographic Record

26.

27.



28.

29.

26) Location of Steel support column in room 114

27) Location 007

28) Catnic lintel shown at location 007

29) Timber ‘dead leg’ supporting Catnic lintel at location 007

Appendix 6
Ramboll Survey Specifications

THE GEORGE HOTEL
OUTLINE GROUND INVESTIGATION SCOPE

Project name	**The George Hotel**
Project no.	**1620014217**
Recipient	
Document type	**Outline Scope**
Version	**A**
Date	**23/06/2022**
Prepared by	**Ali Courtney / Simon Miller**
Checked by	**Paul Maddison**
Approved by	**Simon Miller**
Description	**Outline ground investigation scope for suggested investigatory works to help inform the George Hotel design as it progresses with Phase 3 works.**

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6.3	Geo-environmental sampling and testing	7
7.	**Further Testing Requirements**	**7**
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1. Introduction

The following document outlines recommendations for a geotechnical investigation based on the ground conditions anticipated following a review of available geological information given on the BGS website and the Coal Authority Interactive online viewer.

The memo presents an outline strategy to obtain sufficient information on the existing assets and ground profile which include:

- Retaining wall to the western boundary – Cross sectional profile and formation details
- Ground strata below footprint for new building
- Validation of existing foundations along the eastern boundary
- Consideration of risk associated with legacy coal mining features

2. Site Information

2.1 Site Location

The George Hotel building is located on the corner of Railway Street and John William Steet in the centre of Huddersfield on St George Square.

- Nearest postcode: HD1 1JA
- Grid Reference (6 Figure): SE144169
- Nearest historical borehole: SE11NW22

Figure 1 – The George Hotel Site Plan (North orientation upwards on plan)

2.2 Building Information

The building is Grade II* listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 (list entry number:1277386). It dates from 1850's and was designed by architects William Wallen and Charles Child.

The building consists of three parts from different construction periods, built around a central ballroom space with an internal light well above. The three primary blocks of the building are as follows:

- **A:** 1850's building – includes main entrance, foyer and hotel rooms
- **B:** 1930's/60's extension building – Includes ballroom, kitchen and hotel rooms
- **C:** 1870's building – includes museum, restaurant and hotel rooms.

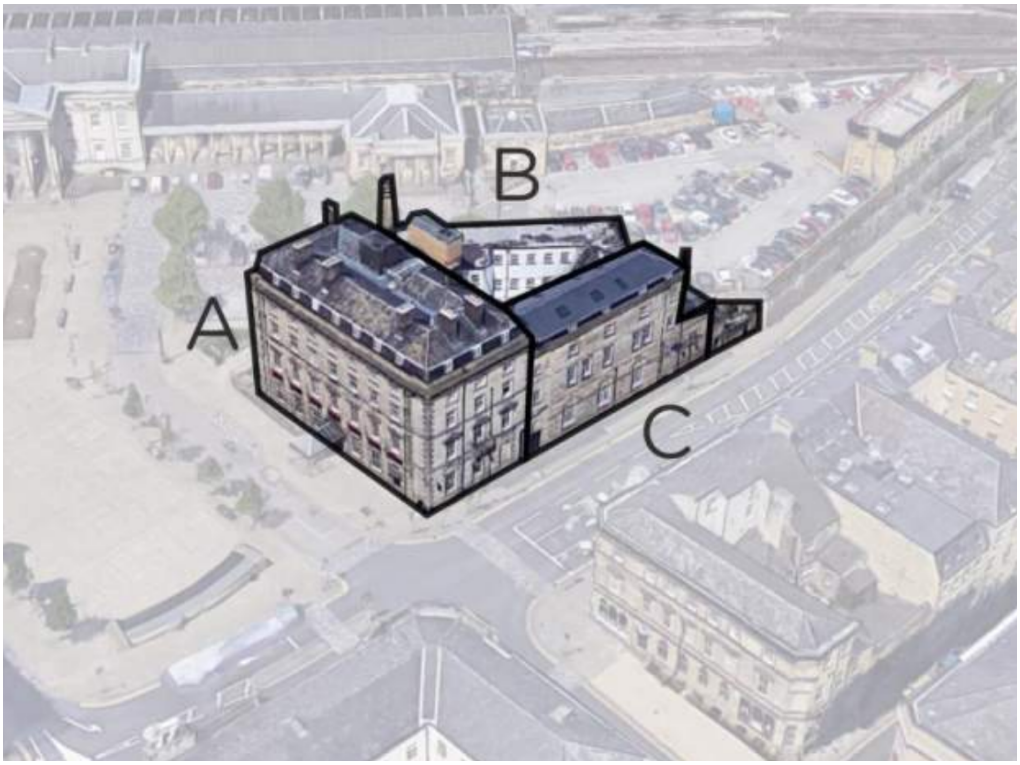


Figure 2 - The George Hotel (Building Arrangement)

3. Ground Conditions and Historical Data

The ground conditions are shown to comprise glacial head deposits (clay, silt sand and gravel) overlying bedrock of the Pennine Lower Coal Measures.

A review has been completed of the historical borehole data available from the BGS. A summary of the historical data available is provided below:

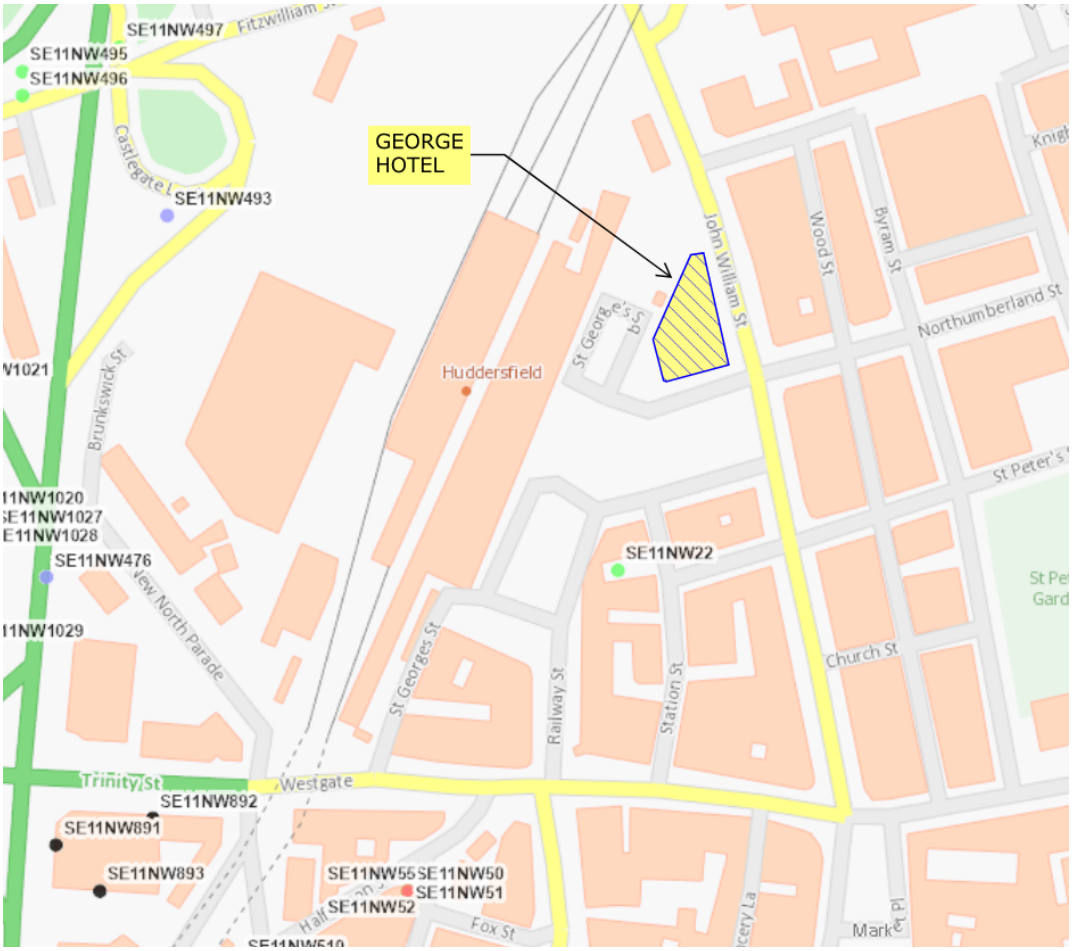
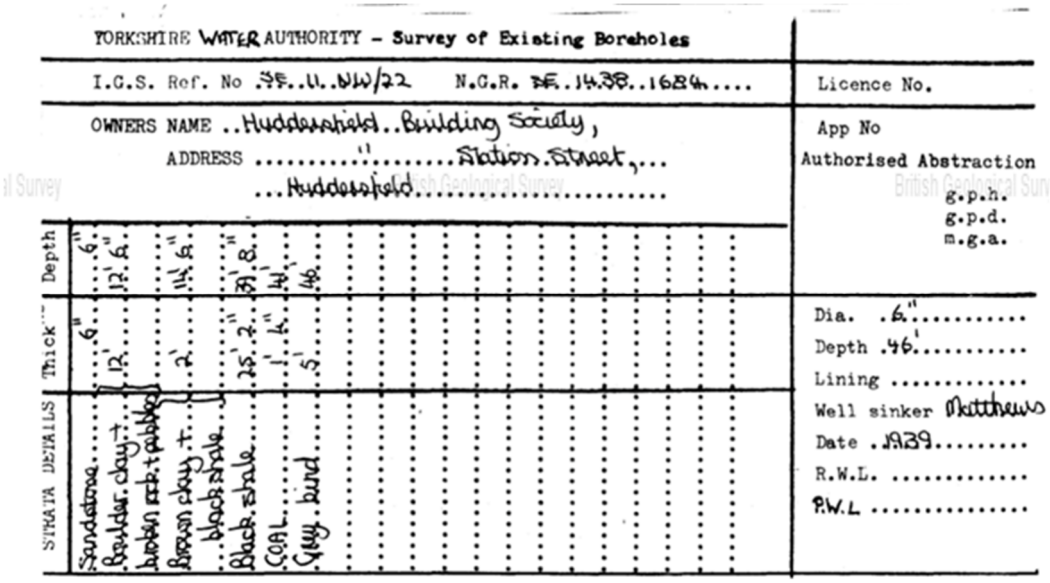


Figure 3 - BGS historical borehole data



YORKSHIRE WATER AUTHORITY – Survey of Existing Boreholes

I.G.S. Ref. No SE..11..NW/22 N.G.R. SE..1438..1684....

Licence No.

OWNERS NAME ..Huddersfield..Building Society,

ADDRESS .....Station Street,...

...Huddersfield.....

App No

Authorised Abstraction

g.p.h.

g.p.d.

m.g.a.

Depth	Thick"	STRATA DETAILS
6"	6"	Sandstone
12' 6"	12'	Boulder clay +
14' 6"	2'	broken rock + rubble
39' 8"	25' 2"	Brown clay +
41'	1' 4"	black stone
46'	5'	Black shale
		COAL
		Grey bind

Dia. .6".....

Depth .46'.....

Lining .....

Well sinker Matthews

Date .1939.....

R.W.L. .....

P.W.L .....

Figure 4 - Historical borehole log SE11NW22

4. Assumed Strata

From a review of the available information, the following strata is assumed below the footprint of the George Hotel site. Based on the nearest available record the ground conditions are indicated to comprise glacial deposits to a depth of approximately 4m where the Coal Measures bedrock was encountered. The rock was drilled to a depth of 12m where a coal seam (c. 400mm thick) was encountered. The borehole terminated at a depth of 14 metres.

Boreholes drilled further to the southwest (ref NW53) indicate the presence of suspected abandoned coal mine workings at a depth of approximately 16.15 to 17.45m.

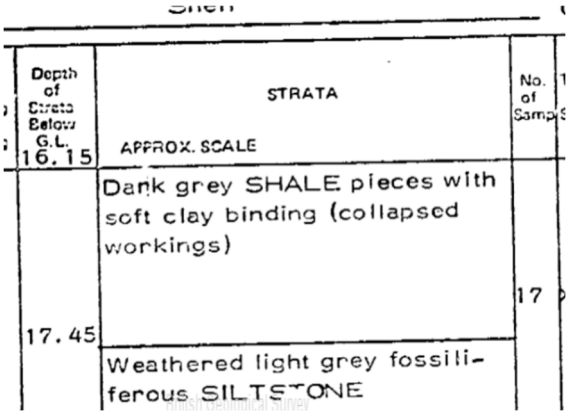


Figure 5 - BGS BH Record SE11NW53

The Coal Authority show that the site is within a Development High risk Area. The implication of this designation is that a Coal Mining Risk Assessment (CMRA) is likely to be required as part of the planning process. There are exemptions for works associated with listed buildings however discussion with the planners and/or Coal Authority may be worthwhile bearing in mind the proposed demolition works and construction of new structures as part of the development.

The designation is associated with an area of 'probable workings', which is designated for the majority of Huddersfield town centre area. The Coal Authority define 'probable workings' essentially as an area where there are known coal seams that could have been worked in the past, but they have no evidence of any such workings.

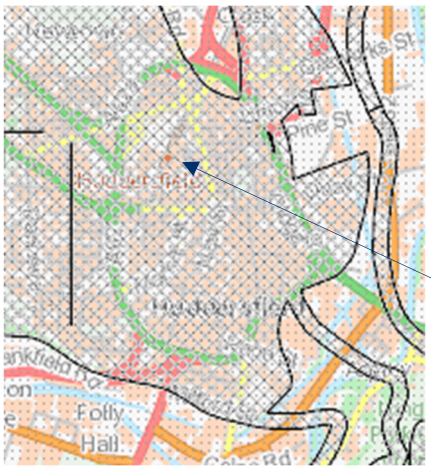


Figure 6 Coal Authority Development High Risk Area (refer location of rail station).

5. Identified Ground Risk

From a preliminary review of available information, the ground conditions are anticipated to comprise shallow made ground overlying glacial deposits to a depth of 3 or 4 metres (based on BHs in the local area only) onto the Coal Measures bedrock. The existing basement structures may therefore be constructed within or close to the bedrock. The following potential hazards have been identified and will form the basis of the scope of the investigation:

- Existing structures and significant retaining walls
- Existing buried foundations / basements where revised structural loads are proposed
- Coal mining Development High Risk Area
- Buried services
- Potential for contamination (considered low risk)
- Potential for groundwater

6. Investigation Outline Details

6.1 Summary

The proposed ground investigation is summarised in Table 1. Refer to Appendix 8.2 for a sketch illustrating the positions of investigations proposed.

It is acknowledged that elements of the proposed investigation are dependent on safe access and safe methods and techniques. Inspection pits are proposed to identify existing foundation details where practicable. Boreholes drilled through the basement structures will probably require electric equipment and access will be assessed with specialists. Ground penetrating radar (GPR) is being considered to assess the thickness and internal structure of the existing retaining walls; again, the technical detail and resolution will be discussed with specialists. It is proposed to carry out horizontal cores through the walls; specialist equipment is required once more. Discussion is proposed with the Coal Authority and the corresponding details of the proposed external boreholes will be finalised; whether these extend to the bedrock or a required to drill deeper into the bedrock.

Table 1 - Summary of Geotechnical Investigations

Exploratory Hole	Depth (m)	Technique	Sampling and testing	Comment
BH1 to BH6.	~3m	'Window sample' type rig	As per methodology adopted. Access to be agreed	Geotechnical and geo-environmental sampling. May encounter bedrock through basement structure. Note access to be agreed – 3m vertical clearance but door width access and stairs.
Internal TPs 1-12 (trial / inspection pits)	~1-2m	Hand excavated inspection pit	Allow for coring of basement slab / saw cut and breaking out to facilitate excavation	(Possible disturbed samples for geotechnical and geo-environmental testing).

				Consideration of temporary shoring if required. Further details given in Ramboll intrusive survey specification (Appendix 8.3).
Core 1 and 2 - horizontal cores through existing retaining structures	~ 800mm (approx. dimension from historic plans)	Concrete/masonry coring (refer Section A-A)	Concrete/masonry core for subsequent inspection and testing	May require use of steel frame affixed to structure to facilitate horizontal coring. Methodology tbc. Further details given in Ramboll intrusive survey specification (Appendix 8.3).
BH 7 – 9 (external)	10m to 30m (1nr to 10m, 2nr to 30m)	Pioneer type combination rig (or proposed alternative)	Disturbed, Undisturbed samples + SPTs	Geo-environmental sampling. Pioneer type combination rig to rockhead and subsequent open hole drilling to full depth (~30m in 2 BHs) .
Vertical GPR (to be assessed)	-	GPR	Profiles up the existing basement walls	To be discussed with specialists re resolution, costs and therefore value. Further details given in Ramboll intrusive survey specification (Appendix 8.3).

6.2 Geotechnical sampling and in situ testing

- Conventional sampling (BS5930) as appropriate to the ground conditions, SPTs, U100s,
- Plate bearing tests for shallow footings. For areas in which shallow footings are to be exposed, complete a plate bearing style test. Therefore, excavation around existing footing should be of sufficient width to enable the completion of a plate bearing test etc.
- May be requirement for installation of (external) monitoring wells (ground gas, groundwater)
- Geotechnical lab testing to be advised on completion of fieldwork (I.e., Undrained triaxial tests, Atterberg tests, Chemical testing for buried concrete classification).

6.3 Geo-environmental sampling and testing

To be confirmed; standard suite of determinands based on qualitative assessment in line with any planning conditions and discussion with local authority CLO. Samples, storage and transport to laboratory in line with current standards.

7. Further Testing Requirements

In addition to the SI works outlined above, the investigatory works should include:

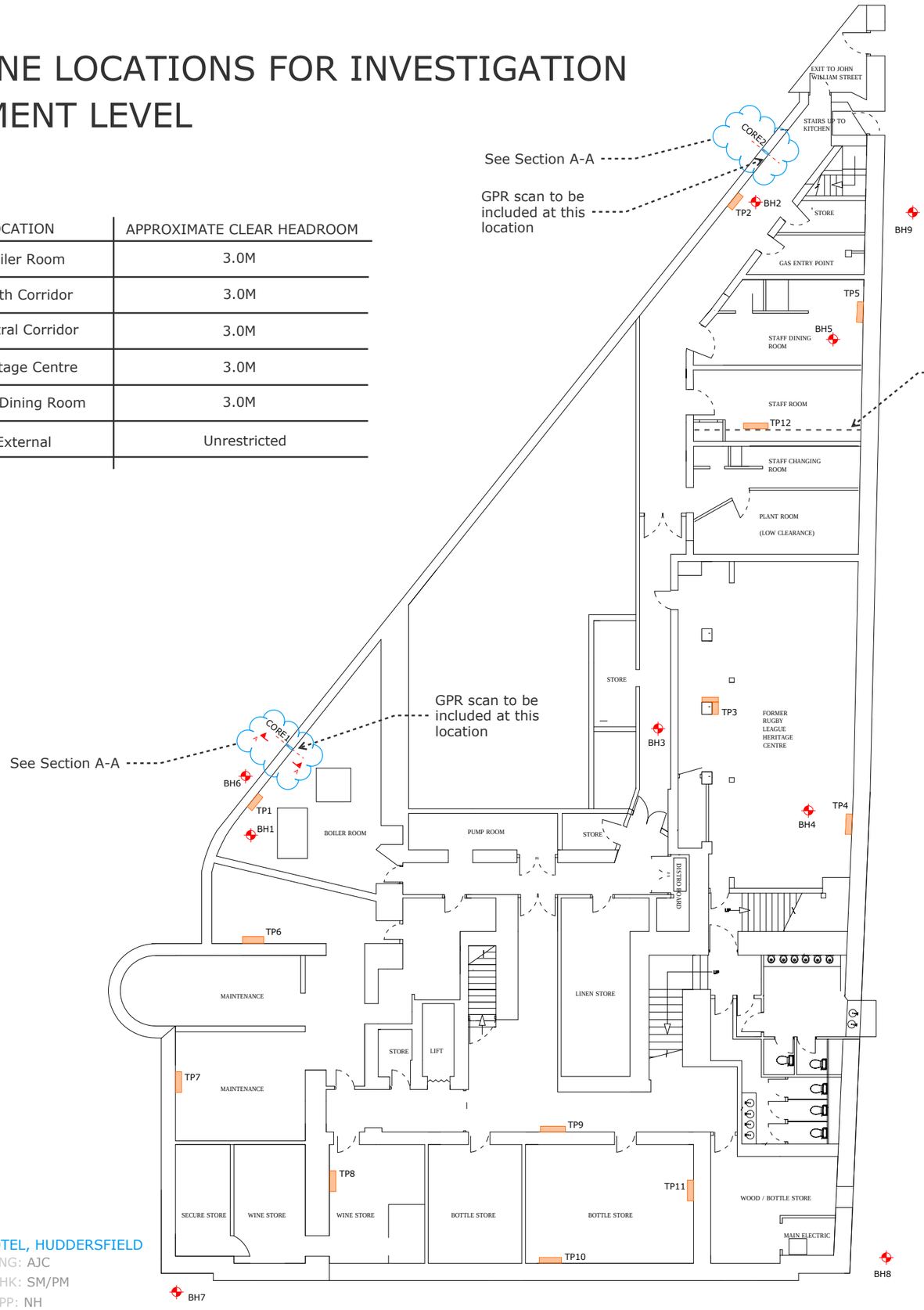
- Utilities and sub-surface scanning (internally as the externals are covered by a separate survey). This is to ensure that the proposed trial pit / borehole locations to do not clash with existing services

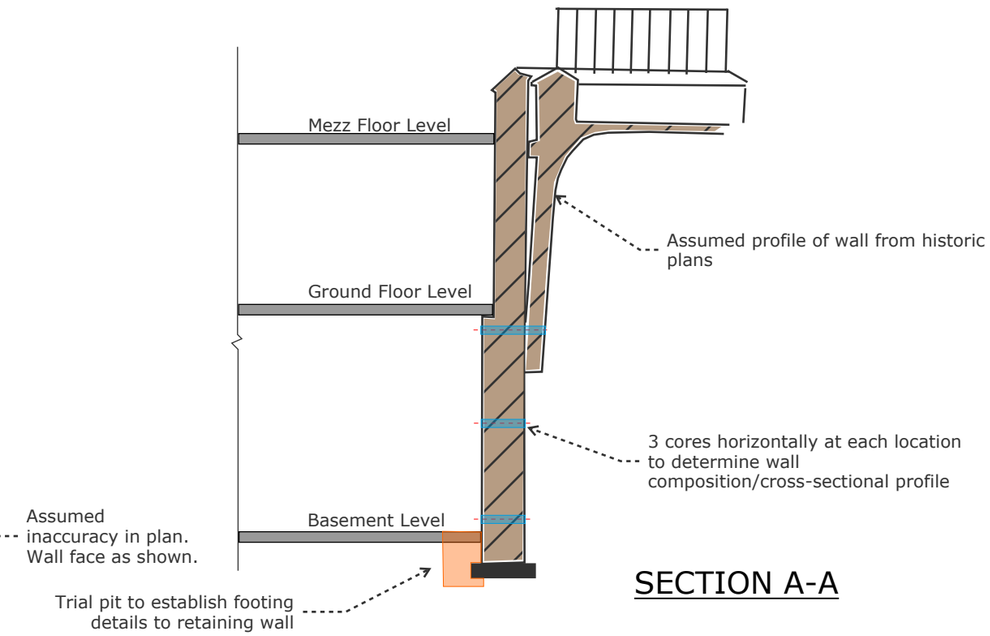
8. Appendices

8.1 Proposed geotechnical investigation locations

OUTLINE LOCATIONS FOR INVESTIGATION
BASEMENT LEVEL

REF.	LOCATION	APPROXIMATE CLEAR HEADROOM
BH1	Boiler Room	3.0M
BH2	North Corridor	3.0M
BH3	Central Corridor	3.0M
BH4	Heritage Centre	3.0M
BH5	Staff Dining Room	3.0M
BH6	External	Unrestricted





SECTION A-A

RAMBOLL

THE GEORGE HOTEL, HUDDERSFIELD
1620014217 ENG: AJC
SK007 P01 CHK: SM/PM
24/06/22 APP: NH

NOTES ON INVESTIGATIONS

TP1/TP2 (Western Retaining Wall)

Hand dug trial pits to be completed at base of wall within the basement space. Trial pit to determine profile of foundation to western ret. wall and formation level for wall footing.

TP3-TP12

Hand dug trial pits to be completed at base of wall within the basement space. Trial pit to determine profile of foundation to wall and formation level for wall footing.

CORE1/CORE2

Core through existing retaining wall to understand cross sectional profile. At each location three horizontal core to be completed as indicated in Section A-A.

BH1/BH2/BH3/BH4/BH5

General boreholes (or similar) to inform ground strata profile at locations shown.

BH6

External bore hole to establish western face of retaining wall. Likely to be informative with respect to water profile in relation to wall/ground level

BH7/8/9

External bore holes to establish ground strata. Positioning to provide triangulation.

8.2 Ramboll Intrusive Survey Specification

Intended for
Bowman Riley

Document type
Specification

Date
June 2022

THE GEORGE HOTEL
SPECIFICATION FOR INTRUSIVE INVESTIGATIONS

Current status of The George Hotel

RAMBOLL Bright ideas. Sustainable change.

THE GEORGE HOTEL
SPECIFICATION FOR INTRUSIVE INVESTIGATIONS

Project name	**The George Hotel**
Project no.	**1620014217**
Recipient	**Bowman Riley**
Document type	**Specification**
Version	**A**
Date	**24/06/2022**
Prepared by	**Ali Courtney**
Checked by	**Paul Maddison**
Approved by	**Nick Holt**

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APPENDICES

Appendix 1
INVESTIGATION LOCATION PLANS

Appendix 2
TABLE OF INVESTIGATIONS

1. INTRODUCTION

1.1 Purpose of Report

Ramboll UK was appointed to undertake a review of an existing RIBA Stage 2 design proposal for a part refurbishment, part demolition/newbuild scheme to the George Hotel in Huddersfield. The purpose of this report is to outline the requirements for the further intrusive surveys and structural investigations to confirm our current assumptions in relation to the structural arrangement of the existing building. The results of these investigations will enable us to undertake a more detailed assessment of the structural options during RIBA Stage 3 to facilitate the architectural proposals.

The investigations specified are to inform the Phase 3 – Development Project. Any surveys required for the Phase 2 – Conservation Project are not covered in this specification.

1.2 Background and History of Building

The building is Grade II* listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 (list entry number:1277386). It dates from 1850's and was designed by architects William Wallen and Charles Child.

The building consists of three primary parts from different construction periods, built around a central ballroom space with an internal light well above. The three primary blocks of the building are as follows:

- **A:** 1850's building – includes main entrance, foyer and hotel rooms
- **B:** 1930's/60's extension building – Includes ballroom, kitchen and hotel rooms
- **C:** 1870's building – includes museum, restaurant and hotel rooms.

Figures 1 and 2 below show the sites location and differing construction.

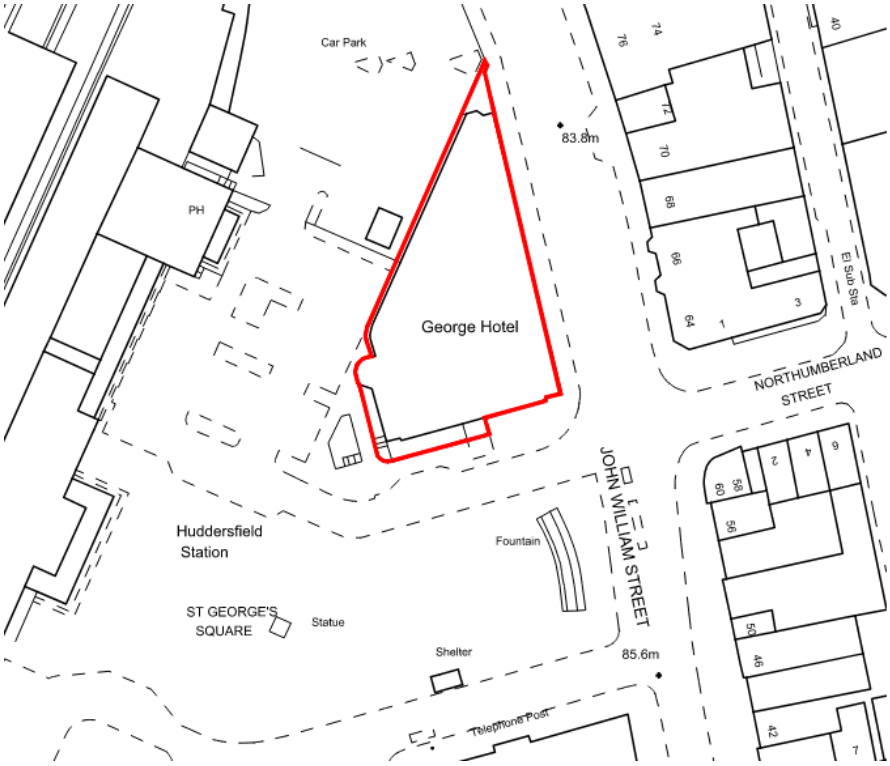


Figure 1: Location Plan

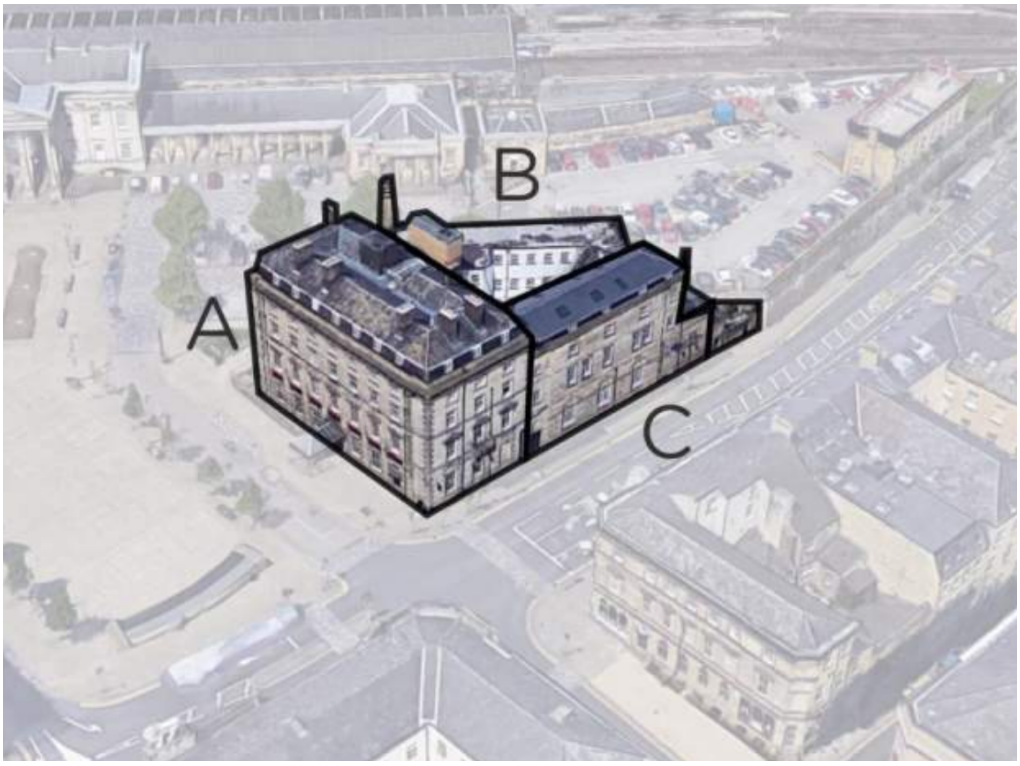


Figure 2: Building Identification

2. EXISTING BUILDING

2.1 Structural Arrangement

The structural arrangement has been determined from a previous condition survey, via non-intrusive means. Where the structure is not visible, assumptions about the structural arrangement are based on the observations made of exposed structure from isolated areas of previous opening up works and/or locations where collapsed finishes have exposed the structure beneath. No existing structural drawings were made available to Ramboll for this review.

Based on these limited observations it has been assumed that the main structure of the 1850s block (A) is timber suspended floors on masonry load-bearing walls with a masonry basement retaining wall. In corridor areas it is believed that the floor structure may be spanning stone slabs. In addition to this there are steel, or iron beams and columns present in the First Floor Level structure to open up spaces at Ground Floor Level; it is not known if these are original or modifications to the building's original structure.

The structure in the 1930s and 1960s block (B) is a combination of steel beams encased in concrete with concrete slabs, supported on load-bearing masonry walls. This structure is the same from basement up to L03. The top floor of this block was built later (1960s) and is assumed to be a timber and straw infill panel roof deck supported on load-bearing masonry walls.

The Block C structure, understood to be built in the 1850's, is generally assumed to be load bearing masonry with a timber floor. There have been a number of interventions and structural strengthening to this block including the opening up and strengthening of the roof space. These interventions include hanger tie rods to support the L02 floor structure, steel or iron beams present in the L02 floor structure and a new steel roof structure at roof level to replace existing timber trusses with a steel frame.

3. INVESTIGATIONS REQUIRED

3.1 Extent of Works

The investigations required are outlined in further sections of this report are intended to ascertain sufficient detail of the substructure and superstructure of the building to enable confirmation of the structural properties to inform further assessment and design development during RIBA Stage 3.

The locations and types of investigation required, as noted on the marked-up floor plans and associated table of investigations, which can be found in Appendices 1 and 2 accordingly, are intended to provide sufficient information for the required further assessment whilst also taking into account the historic and decorative nature of many areas of the building. The number of, and location of investigations have therefore been kept to a minimum. The Contractor is to make every effort to limit the extent of any opening up to the absolute minimum possible to obtain the information noted in each type of investigation.

All of the main building surveys specified are based on minimising disturbance to the fabric/finishes but all surveys require enough of the finishes to be removed to understand the general material (slabs, beams and walls) and interfaces.

3.2 Standards and Definitions

All work shall be undertaken in accordance with relevant codes of practice and in such a manner as to comply with all local, UK and client requirements for health and safety relating to the specified investigation work to be undertaken and the methods to be utilised, whether confirmed within this specification or proposed by the Contractor.

3.3 General Description

The Contractor is required to open up the building in the required locations (as detailed in the sections below and on the sketches provided on Appendix 1) to enable the Structural Engineer to inspect and record. All locations are to be opened up prior to the Structural Engineer attending site to inspect and record.

Prior to undertaking any investigation planning work it is advised that the Contractor should arrange a building walkaround to identify each proposed investigation location in order that the Contractor is fully aware of any limitations/requirements and is aware of any specific access requirements which will be necessary to formulate their method statements.

The Contractor must also be fully aware of the risks of Asbestos in the building, prior to undertaking any of the investigation works, as identified Asbestos Survey Report. The Contractor should note potential limitations of the asbestos survey when considering opening up of the superstructure. For example, there are assumed void space at basement level which have not been captured as part of the asbestos works. Therefore, the potential risk is noted of asbestos in these areas and as such it is advised that a specialist Contractor may be required to review at these locations subsequent to opening up the structure.

Prior to undertaking any investigation and opening up works the Contractor is to provide a detailed method statement to outline the methods for access and undertaking each of the identified investigations. Note that this is to be specific to each of the investigation locations

identified on the floor plans in Appendix 1 as the requirements in each location is likely to be slightly different depending on height above floor level to investigation location and the nature of existing finishes to be removed. The method statement should also confirm if the proposed methods for undertaking the opening up will cause significant noise disruption and generation of dust, and how this will be minimised where possible and dust controlled/removed to minimise disruption.

In order to provide suitable records of the existing fabric in each investigation location the Contractor is to take detailed photographic records of each location prior to any works being undertaken, as well as during the investigations which should be referenced on a plan that is clearly attributed to the specific investigation location.

It should be noted that it is the Contractor's responsibility to provide, install and check/maintain all necessary safe access provisions for the Ramboll Structural Engineer to undertake the recording.

As part of the Tender submission, the Contractor is to provide a proposed programme of works for undertaking the survey/opening up works, clearly identifying the timescales and sequence for onsite works and preparations.

It is advised that the tenderers arrange a site visit during the tender period to understand the restrictions and the proposed investigations in context.

The Contractor should be aware that listed building consent has been given to undertake the investigations, without limitations on location, extent or quantity. Therefore, some of the locations for opening up have been given on the Ramboll sketches as being location specific, whereas others have been defined as non-specific. Non-specific locations will be subject to the outcome of previous survey. In these instances, locations are to be agreed on site between Ramboll and the Contractor.

Due to the ongoing project proposals, there is no requirement from the Contractor to 'make good' investigations. The Contractor is to leave the building tidy, removing waste to the satisfaction of the building owner at the end of the works. In addition, the Contractor is to ensure following investigation works that no area poses a health and safety hazard. For example, opening up of floor should be made safe following investigation works.

3.4 Health and Safety

The Contractor should note the following items with respect to health and safety during the investigations:

- The extent and nature of above and below ground live services in the building are unknown and the Contractor should put forward steps to mitigate the risk of services strike in their proposed method statements for the works.
- The Contractor is responsible for ensuring that the stability of the existing structure is maintained in the temporary case during all investigation work undertaken.
- The Contractor is to ensure following investigation works that no area poses a health and safety hazard. For example, opening up of floor should be made safe following investigation works.

3.5 Description of Investigations/Tests Required

Requirements for each primary investigation type are outlining in the following section. Refer to Appendix 1 and Appendix 2 for the location plans sketches and corresponding schedule of investigations.

3.5.1 Retaining Wall Core

The required outcome of these specified investigations is to ascertain the construction and thickness of the retaining wall at basement and ground floor level. Historic drawings provide an indication to the likely cross-sectional profile, however verification by intrusive coring is required. As such the Contractor is required to undertake the following works at each identified location:

- Install necessary access provision if required for safe access to the core location, to enable the coring to be undertaken
- At each wall core location, record construction thickness, material type to develop a cross-sectional profile of the retaining wall. The core dimension is to be 100mm diameter with an anticipated core depth of 800mm. The depth of core represents the approximate anticipated wall width, however, is subject to confirmation on site.
- Leave the core (labelled with location correctly) on site for Ramboll inspection
- After taking sufficient record photographs at each location and of the removed core carefully reinstate core with an appropriate material.

3.5.2 Wall Opening

The required outcome of these specified investigations is to ascertain the presence of a void space below the historic ballroom (located at ground floor level) to understand the extent of any enabling works to prepare the site for the new build proposals. As such the Contractor is required to undertake the following works at each identified location:

- Identify investigation location for wall opening as identified on the basement investigation plan and agreed with the structural engineer.
- At each corridor location, remove a small number of localised bricks (approximately 0.5mx0.5m to tie in with brick coursing) to gain sufficient visual access to ascertain any void space to the rear of the wall.
- Provide suitable and safe access for Ramboll inspection
- Contractor is to make opening safe with the provision of timber propping to support in the absence of any lintel etc.

The Contractor is to ensure that an asbestos specialist is on site for this opening up to monitor the works and ensure that the removal of the bricks and the void behind does not disturb any asbestos. There is no record of what is behind the wall, therefore this is to be understood prior to any visual inspection through the ‘window’ created.

3.5.3 Trial Pits

The required outcome of these specified investigations is to ascertain the dimensional size and depth of the foundations beneath the walls along with the material utilised to construct the foundation. As such the Contractor is required to undertake the following works at each identified location:

- Identify investigation location for each trial pit as identified on the basement investigation plan and agreed with the structural engineer.
- Identify suitable area or location for stockpiling of excavated material which is to be reinstated as backfill on completion of the trial pit.
- Install necessary cordons/barriers to the work area to prevent access by members of staff not directly involved in the trial pit works.
- Break out a portion of the existing basement slab where a trial pit is indicated to an internal wall,
- The excavations of the foundations must be hand dug where possible and progressed with caution so not to damage any footings or obstructions in the ground. Core drilling / pneumatic drilling is not permitted
- Undertake sufficient excavation (taking the requirements of the UK Health and Safety Executive publication HSG 185 'Health and Safety in Excavations' into account) to expose the top, side and base of the foundation beneath the wall/column and enable suitable and safe access for Ramboll to record the nature of the foundation along with the dimensional details as follows:
    - Depth from existing ground level (cross-referenced to internal basement slab level) to top of foundation (or depths and projection of each step in different width if a stepped/corbelled masonry foundation is present).
    - Width of the foundation projection from face of wall above ground level.
    - Depth of spread foundation construction from top of foundation to bottom of spread foundation.
    - Further geotechnical information that is required is detailed in Ramboll Geotechnical Outline Scope (GRG-RUK-XX-XX-SP-C-0002)
- After taking sufficient record photographs of each trial pit location and the uncovered foundations and once Ramboll have recorded dimensional/condition information as required above, carefully backfill the excavation with as-dug material and compact using techniques to prevent noticeable settlement in the ground.

It is anticipated that the depth to the underside of the foundation will vary, however 1.2m depth would be anticipated

3.5.4 Existing Floor/Roof Construction

The required outcome of these specified investigations is to ascertain the floor/roof structural span, general construction/details and floor to wall connections. As such the Contractor is required to undertake the following works at each identified location:

- Install necessary access provision if required for safe access to the floor/roof at its interface with the supporting wall, noting that this is intended to be from beneath.
- Carefully remove approximately 1m x 1m of ceiling finishes to expose the structure above. The area of finishes to be removed should be for a sufficient area to enable Ramboll to ascertain the material constitution and thickness of the primary floor/roof structure along with the dimensions of any structural elements of which the floor/roof is comprised and the direction of the floor/roof span. Investigation locations have been indicated in corners of rooms where possible in order that the bearing detail of the floor into both adjacent perpendicular walls can be determined using a single investigation to minimise the degree of opening up required.
- Carefully remove a minimum portion of the supporting wall below the floor/roof in order to ascertain and confirm the length of bearing of the floor/roof onto or into the supporting wall.

- Provide suitable and safe access for Ramboll inspection

A number of unspecified locations for floor investigations have been shown on the drawings so that an allowance can be made. The final location of these investigations is to be agreed between the Contractor and Ramboll on site, subject to the outcome of the findings in the specified locations

3.5.5 Building Interface Detail

The required outcome of these specified investigations is to ascertain the nature of the connection and tying detail present between different blocks (Blocks A, B and C). in order to inform the demolition proposals for Block B. As such the Contractor is required to undertake the following works:

- Install necessary access provision if required for safe access to the junction between adjacent walls at the level at which the investigation is proposed. The final height of the investigation location will need to take into consideration the nature of the wall finishes, and this may dictate that a high-level location may be more suitable than a low-level location.
- Carefully remove a minimum possible area of existing plaster (0.5mx0.5m) finishes to the wall structure for both adjacent walls at the joint location and record the nature of the wall structure of each wall (, concrete or masonry) along with typical masonry unit size, vertical and horizontal mortar joint thickness and the thickness of each wall to identify both thickness of masonry units
- Carefully remove a minimum portion of each wall to enable the nature of the masonry joint and any tying detail to be ascertained. This should be sufficient to identify whether the walls are full thickness block-bonded or toothed into each other or whether there are any physical ties (recording the type, length of embedment into each wall and vertical centres) or isolation jointing material (recording the material and width of the isolation material) present at a vertical joint between the walls.
- Provide suitable and safe access for Ramboll inspection

3.5.6 Structural Support Detail

The required outcome of these specified investigations is to ascertain the structural support detail for assumed structural beams providing support to walls/floors at the level above. As such the Contractor is required to undertake the following works at each identified location:

- Install necessary access provision if required for safe access to the floor/roof at its interface with the supporting wall, noting that this is intended to be from beneath.
- Carefully remove a minimum possible area of existing decorative finishes (1mx1m). The area of finishes to be removed should be for a sufficient area to ascertain the material constitution and dimensions of the primary floor/roof beam’s structure along with the dimensions/details of how the floor/roof connects into the beam
- Replace/repair any opening up work undertaken to match the surrounding structure
- Provide suitable and safe access for Ramboll inspection

3.5.7 Drilling from above (for specific location 012)

The required outcome of this specified investigation is to ascertain the alignment of walls/structure between basement and ground floors at the location noted on the sketch floorplans. As such the Contractor is required to undertake the following works:

- Drill a hole vertically downwards (circa 20mm diameter) at the ground floor level (through the floor structure and basement level ceiling structure
- Provide necessary access at Basement level for Ramboll Engineer to take required measurements.

3.5.8 Ground floor (at floor level) – Opening up to see base of column and relationship to column below

The required outcome of these specified investigations is to ascertain the nature of the connection between base of column at ground floor and its relationship to the column below at basement level. As such the Contractor is required to undertake the following works:

- Install necessary access provision if required for safe access to the floor at its interface with the structural column, noting that this is intended to be from the base of the column above.
- Carefully remove a minimum possible area of existing floor (1mx1m) to the perimeter of the column. The area of finishes to be removed should be for a sufficient area to ascertain the connection detail at the base of the column and its relationship to the column below.
- Provide suitable and safe access for Ramboll inspection

3.5.9 GPR scans (to support the core results at location 001/002)

The required outcome of these specified investigations is to ascertain the construction build-up of the retaining wall to the perimeter of the building. Intrusive cores will be removed at this location, however the use of a GPR scan will help to validate cores removed. As such the Contractor is required to undertake the following works:

- Using a GPR scanner, scan a 0.5m wide strip between basement floor and basement ceiling level (scanning horizontally and vertically). Undertaken 5No. scans at a spacing of 1.0m apart at each location (001 and 002).
- Frequency to be adjusted dependant on core results (indicating likely total thickness of wall). It is noted that a higher frequency is preferable in terms of resolution, therefore the highest possible frequency to be adopted to enable a full depth scan of the retaining wall. It is envisaged that the frequency required will be in the order of 1200mHz. This is subject to coordination with scanning specialist.

3.5.10 Top of Wall Detail

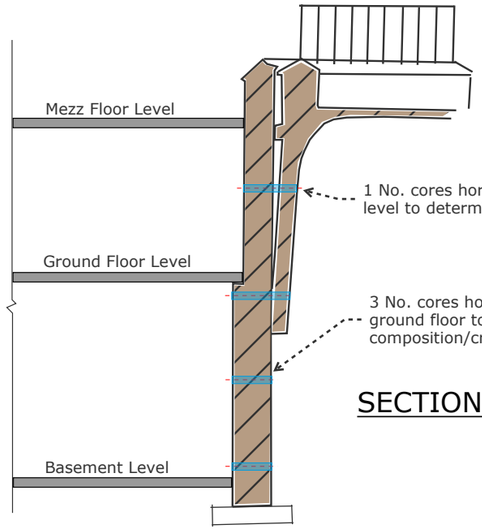
The required outcome of these specified investigations is to ascertain the nature of the connection and tying detail present at the top of wall/roof interface in order to inform the new proposals for extension works etc. As such the Contractor is required to undertake the following works:

- Investigation to be completed internally within the building envelope due to access restrictions to the perimeter at the locations specified.
- Carefully remove minimum possible area of blockwork and render from the top of the wall locally to ascertain the thickness (including cross sectional dimensions), material constitution, and construction form.

- Provide sufficient access for Ramboll Engineer inspection to record required photographs and cross-sectional profile.

APPENDIX 1 INVESTIGATION LOCATION PLANS

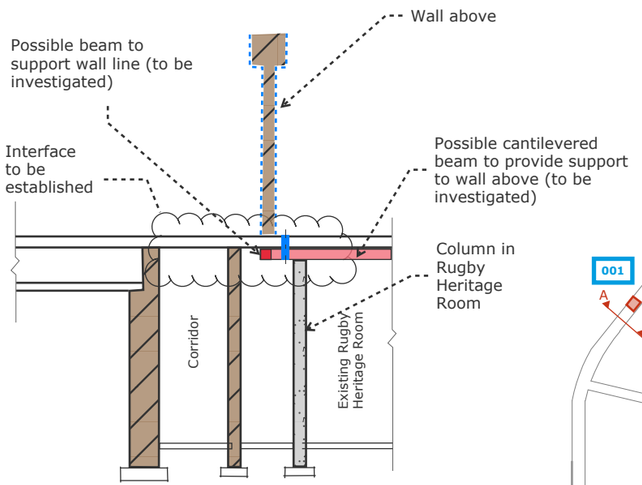
STRUCTURAL INVESTIGATIONS - BASEMENT



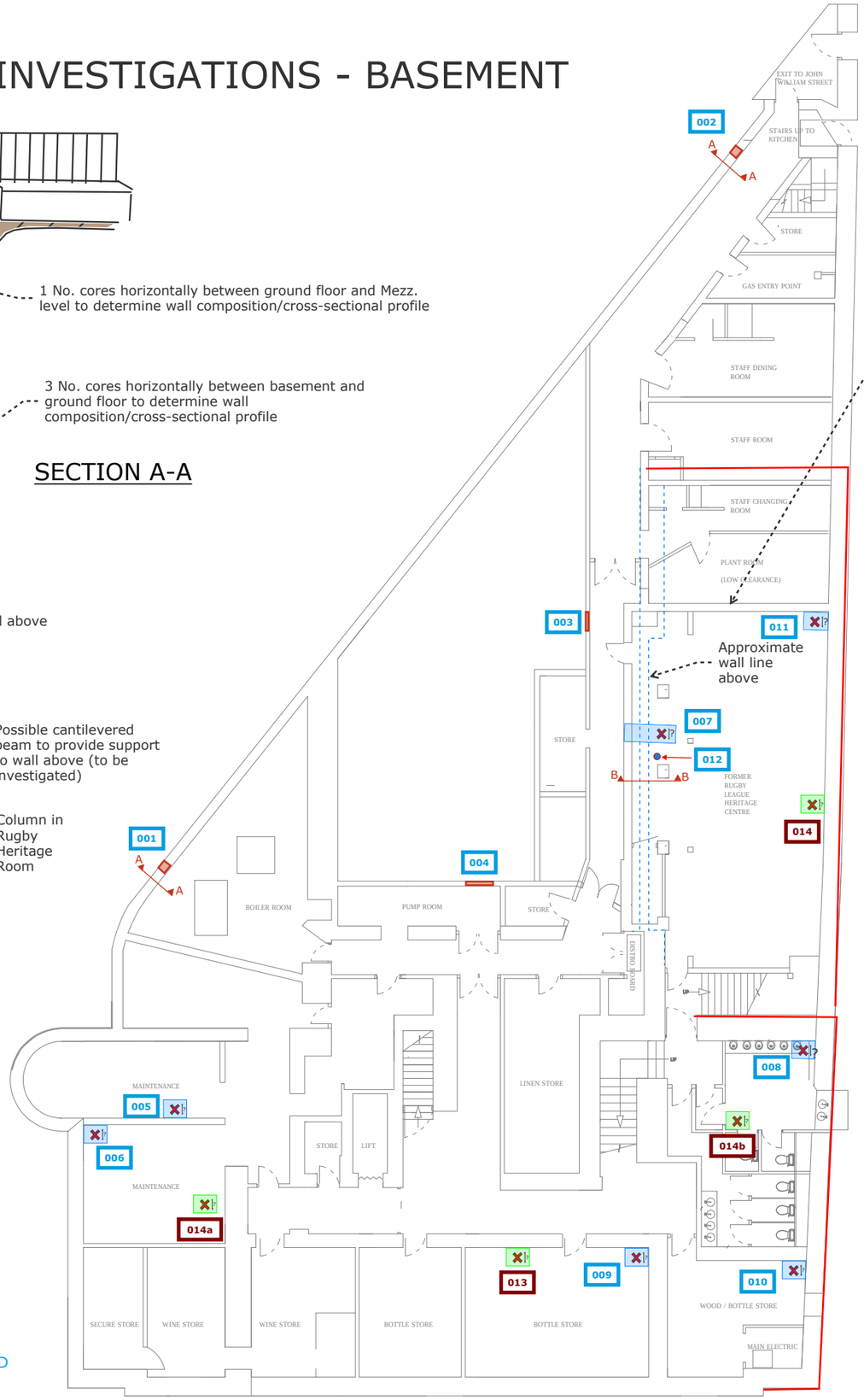
1 No. cores horizontally between ground floor and Mezz. level to determine wall composition/cross-sectional profile

3 No. cores horizontally between basement and ground floor to determine wall composition/cross-sectional profile

SECTION A-A



SECTION B-B



LOCATION REFERENCE	TYPE OF INVESTIGATION REQUIRED
001	Retaining Wall Core + GPR scan
002	Retaining Wall Core + GPR scan
003	Wall Opening
004	Wall Opening
005	Existing Floor/Roof Construction
006	Existing Floor/Roof Construction
007	Structural Support Detail
008	Existing Floor/Roof Construction
009	Existing Floor/Roof Construction
010	Existing Floor/Roof Construction
011	Existing Floor/Roof Construction
012	Drilling from above
013	Existing Floor/Roof Construction (Moveable)
014	Existing Floor/Roof Construction (Moveable)
014a	Existing Floor/Roof Construction (Moveable)
014b	Existing Floor/Roof Construction (Moveable)

Notes

For details of each investigation (including extent and recording requirements please see Intrusive Investigation Specification produced by Ramboll.

Trial pit locations excluded from this sketch. For trial pit locations please refer to geotechnical specification produced by Ramboll.

KEY

- Denotes investigation location to ascertain floor structure & floor bearing detail above
- Denotes moveable investigation location to ascertain floor structure & floor bearing detail above. Location to be confirmed on site by Structural Engineer
- 010 — Denotes unique location reference number
- 012 — Denotes moveable intrusive investigation number (location to be confirmed on site by Structural Engineer)

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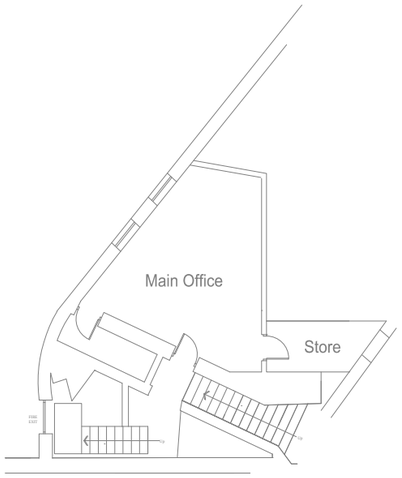
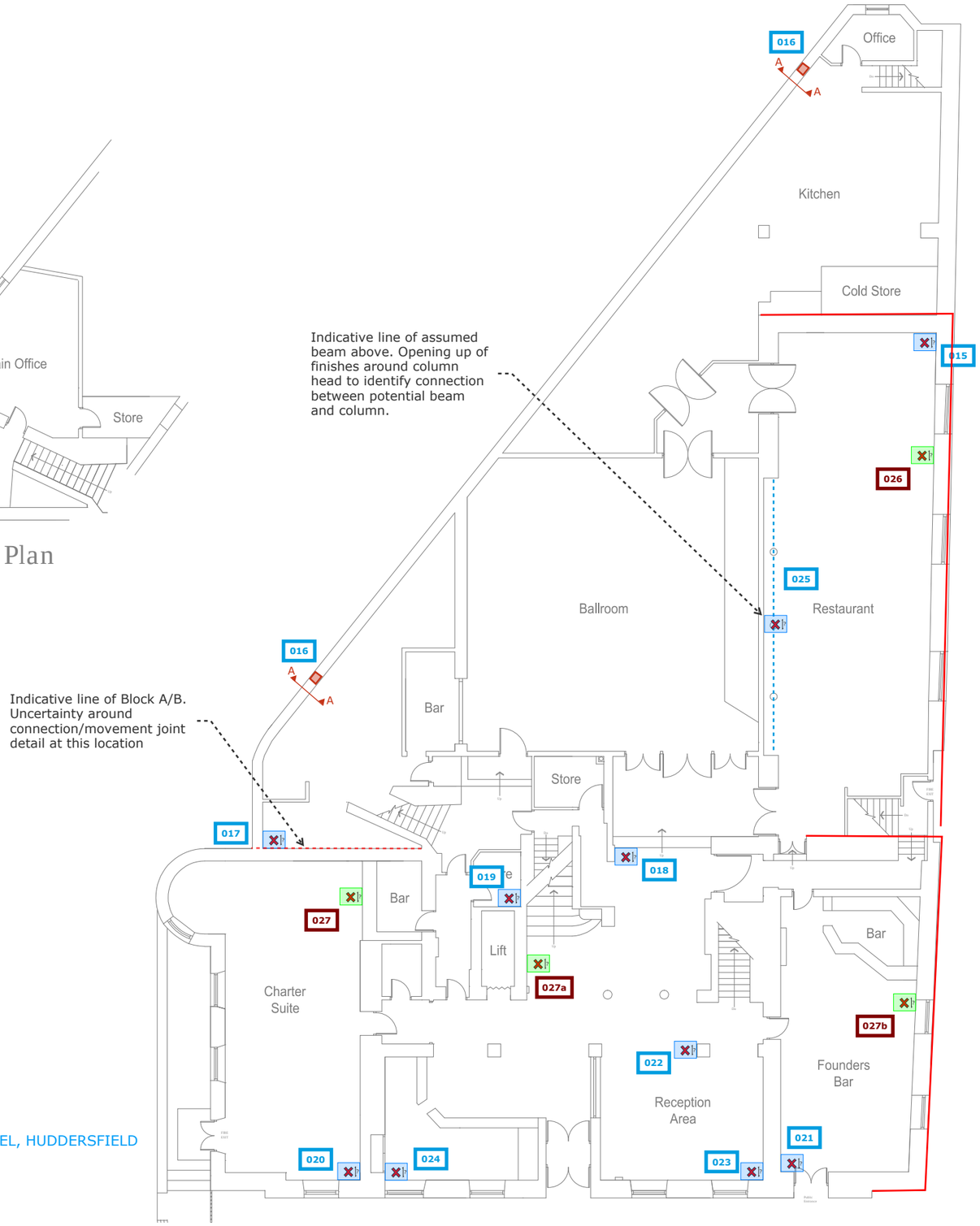
STRUCTURAL INVESTIGATIONS - GROUND FLOOR



Mid Level Plan



LOCATION REFERENCE	TYPE OF INVESTIGATION REQUIRED
015	Existing Floor/Roof Construction
016	Retaining Wall Core + GPR scan
017	Building Interface Detail
018	Existing Floor/Roof Construction
019	Existing Floor/Roof Construction
020	Existing Floor/Roof Construction
021	Existing Floor/Roof Construction
022	Existing Floor/Roof Construction
023	Existing Floor/Roof Construction
024	Existing Floor/Roof Construction
025	Structural Support Detail
026	Existing Floor/Roof Construction (Moveable)
027	Existing Floor/Roof Construction (Moveable)
027a	Existing Floor/Roof Construction (Moveable)
027b	Existing Floor/Roof Construction (Moveable)

Notes

For details of each investigation (including extent and recording requirements please see Intrusive Investigation Specification produced by Ramboll.

Trial pit locations excluded from this sketch. For trial pit locations please refer to geotechnical specification produced by Ramboll.

KEY

- Denotes investigation location to ascertain floor structure & floor bearing detail above
- Denotes moveable investigation location to ascertain floor structure & floor bearing detail above. Location to be confirmed on site by Structural Engineer
- 010 — Denotes unique location reference number
- 012 — Denotes moveable intrusive investigation number (location to be confirmed on site by Structural Engineer)

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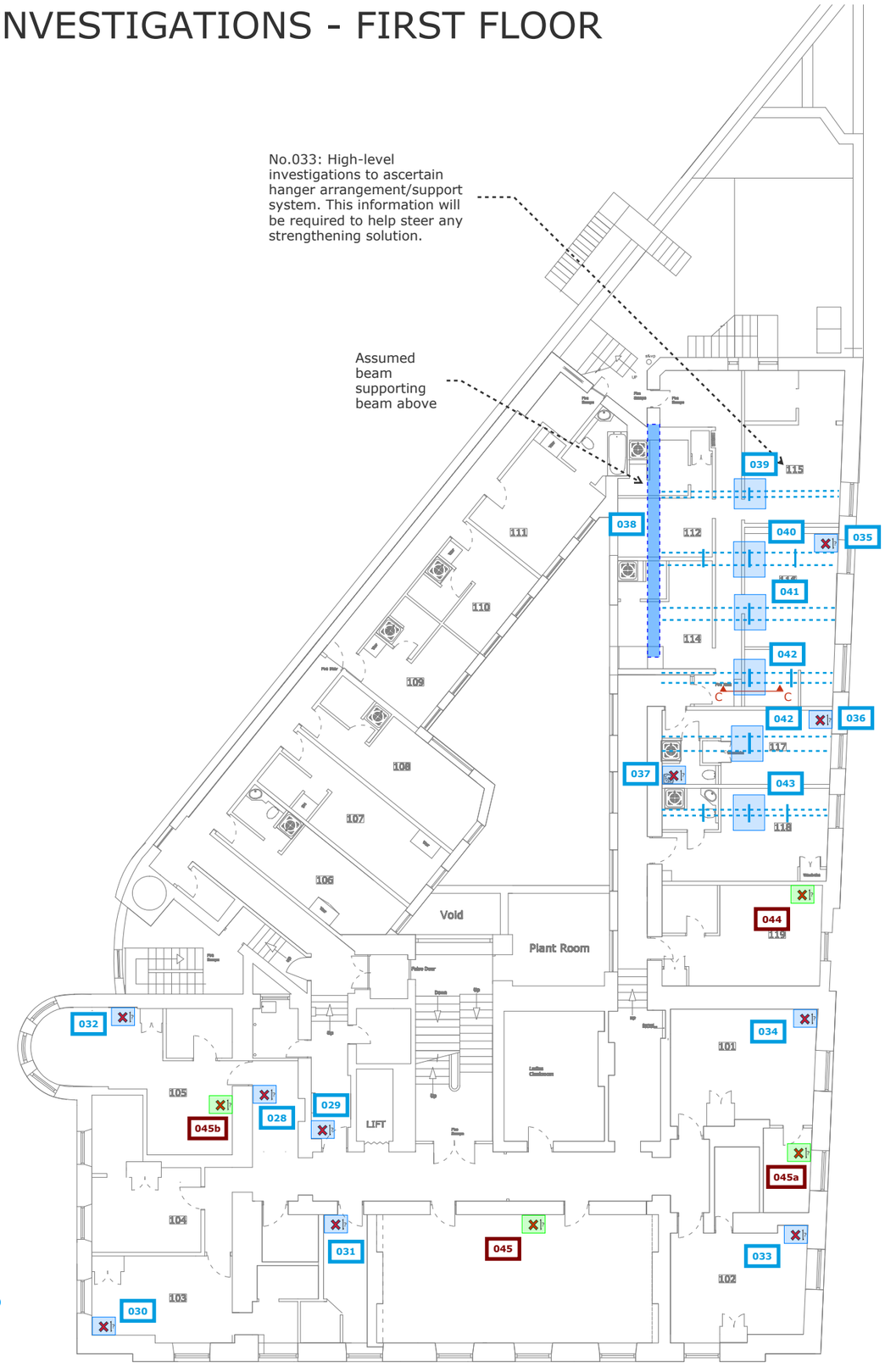
STRUCTURAL INVESTIGATIONS - FIRST FLOOR



LOCATION REFERENCE	TYPE OF INVESTIGATION REQUIRED
028	Existing Floor/Roof Construction
029	Existing Floor/Roof Construction
030	Existing Floor/Roof Construction
031	Existing Floor/Roof Construction
032	Existing Floor/Roof Construction
033	Existing Floor/Roof Construction
034	Existing Floor/Roof Construction
035	Existing Floor/Roof Construction
036	Existing Floor/Roof Construction
037	Existing Floor/Roof Construction
038	Structural Support Detail
039	Structural Support Detail
040	Structural Support Detail
041	Structural Support Detail
042	Structural Support Detail
043	Structural Support Detail
044	Existing Floor/Roof Construction (Moveable)
045	Existing Floor/Roof Construction (Moveable)
045a	Existing Floor/Roof Construction (Moveable)
045b	Existing Floor/Roof Construction (Moveable)

Notes

For details of each investigation (including extent and recording requirements please see Intrusive Investigation Specification produced by Ramboll.

Trial pit locations excluded from this sketch. For trial pit locations please refer to geotechnical specification produced by Ramboll.

KEY

- Denotes investigation location to ascertain floor structure & floor bearing detail above
- Denotes moveable investigation location to ascertain floor structure & floor bearing detail above. Location to be confirmed on site by Structural Engineer
- 010 — Denotes unique location reference number
- 012 — Denotes moveable intrusive investigation number (location to be confirmed on site by Structural Engineer)

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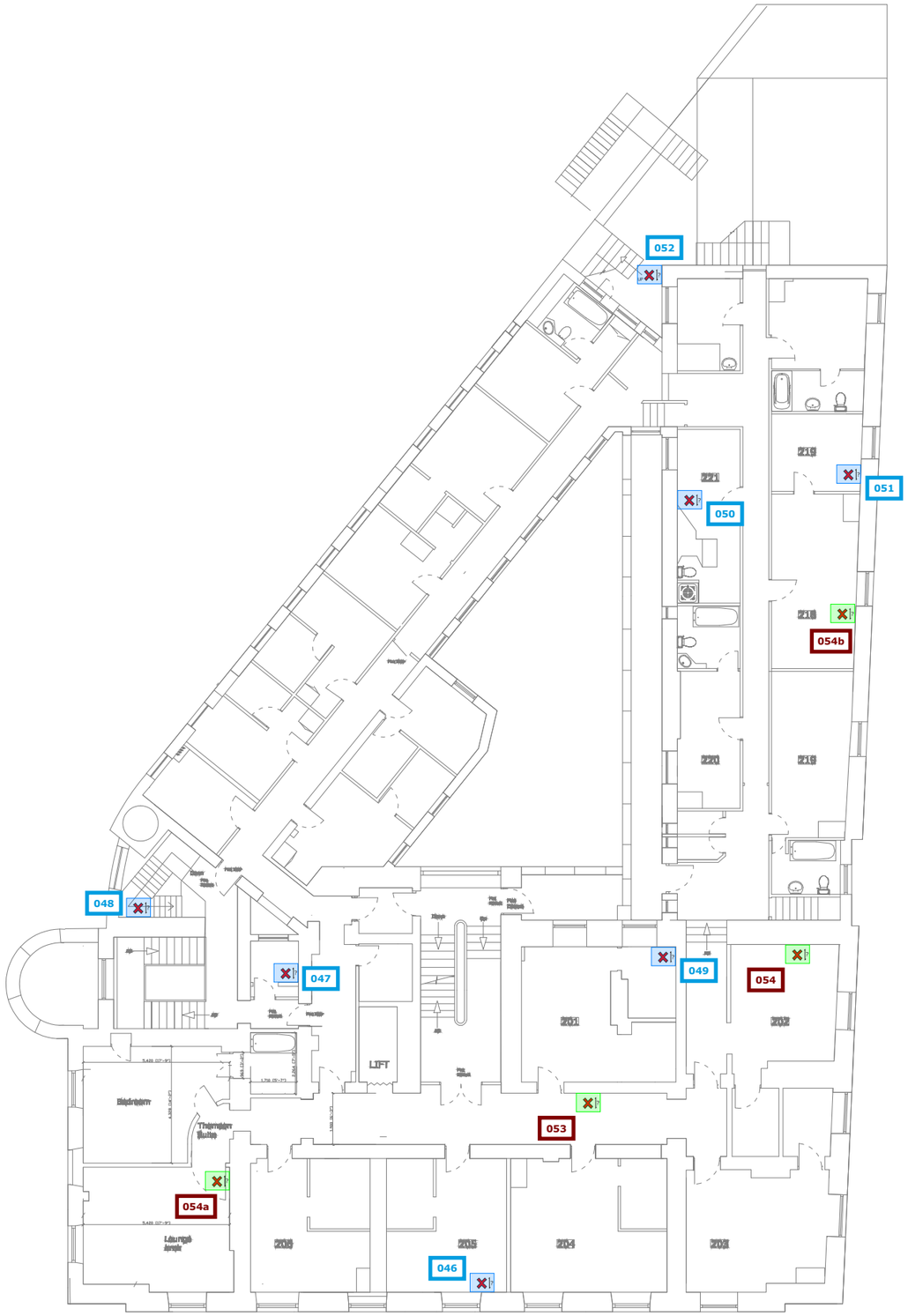
STRUCTURAL INVESTIGATIONS - SECOND FLOOR



LOCATION REFERENCE	TYPE OF INVESTIGATION REQUIRED
046	Existing Floor/Roof Construction
047	Existing Floor/Roof Construction
048	Building Interface Detail
049	Existing Floor/Roof Construction
050	Existing Floor/Roof Construction
051	Existing Floor/Roof Construction
052	Building Interface Detail
053	Existing Floor/Roof Construction (Moveable)
054	Existing Floor/Roof Construction (Moveable)
054a	Existing Floor/Roof Construction (Moveable)
054b	Existing Floor/Roof Construction (Moveable)

Notes

For details of each investigation (including extent and recording requirements please see Intrusive Investigation Specification produced by Ramboll.

Trial pit locations excluded from this sketch. For trial pit locations please refer to geotechnical specification produced by Ramboll.

KEY

- Denotes investigation location to ascertain floor structure & floor bearing detail above
- Denotes moveable investigation location to ascertain floor structure & floor bearing detail above. Location to be confirmed on site by Structural Engineer
- 010 — Denotes unique location reference number
- 012 — Denotes moveable intrusive investigation number (location to be confirmed on site by Structural Engineer)

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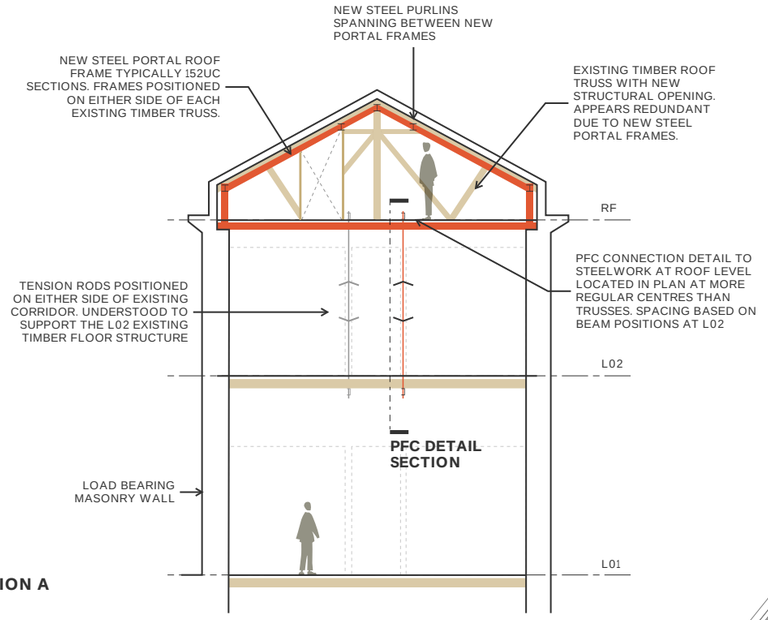
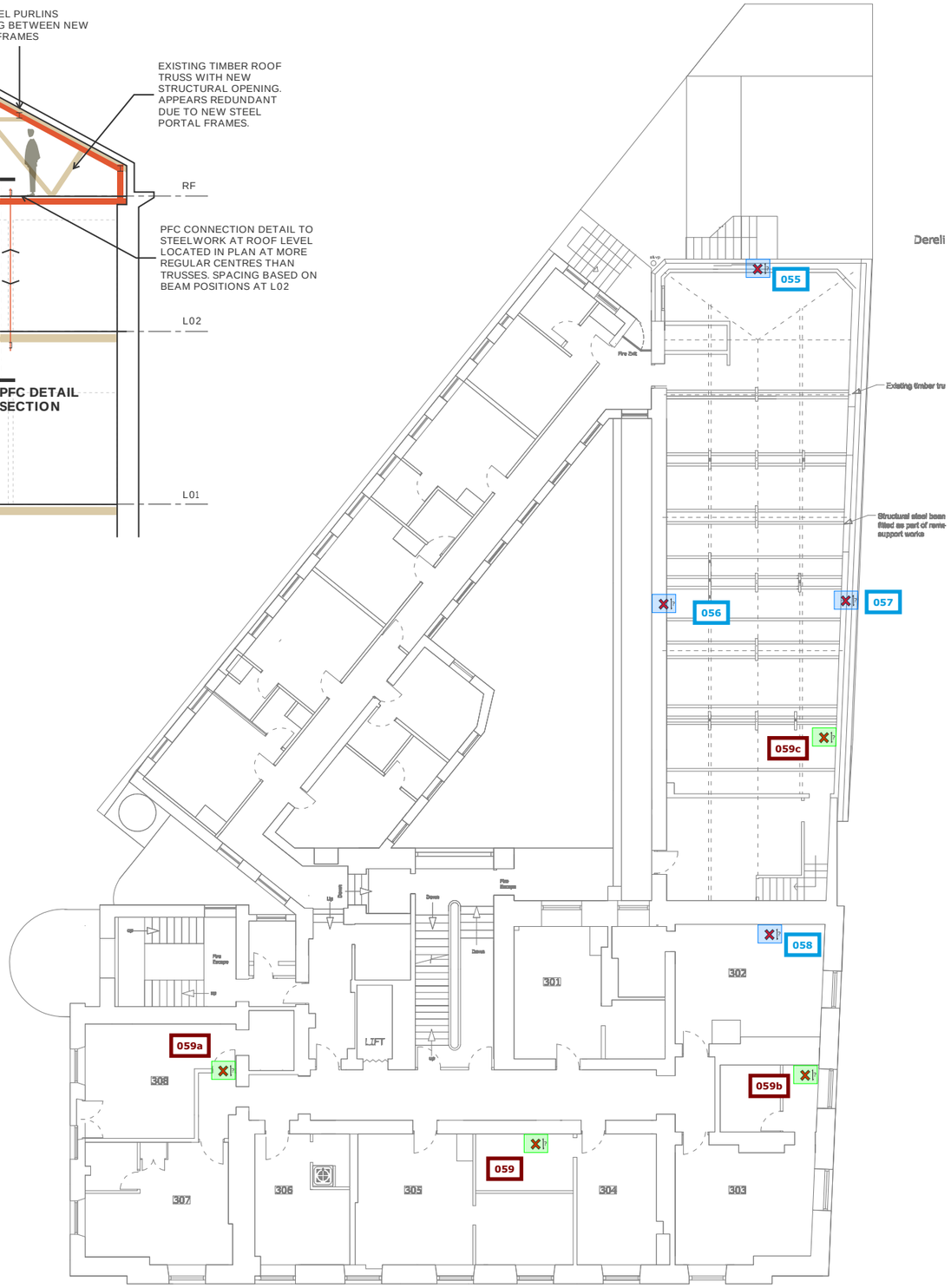
STRUCTURAL INVESTIGATIONS - THIRD



SECTION A
NTS

SECTION C-C



LOCATION REFERENCE	TYPE OF INVESTIGATION REQUIRED
055	Top of Wall Detail
056	Top of Wall Detail
057	Top of Wall Detail
058	Existing Floor/Roof Construction
059	Existing Floor/Roof Construction (Moveable)
059a	Existing Floor/Roof Construction (Moveable)
059b	Existing Floor/Roof Construction (Moveable)
059c	Existing Floor/Roof Construction (Moveable)

Notes

For details of each investigation (including extent and recording requirements please see Intrusive Investigation Specification produced by Ramboll.

Trial pit locations excluded from this sketch. For trial pit locations please refer to geotechnical specification produced by Ramboll.

KEY

- Denotes investigation location to ascertain floor structure & floor bearing detail above
- Denotes moveable investigation location to ascertain floor structure & floor bearing detail above. Location to be confirmed on site by Structural Engineer
- 010 — Denotes unique location reference number
- 012 — Denotes moveable intrusive investigation number (location to be confirmed on site by Structural Engineer)

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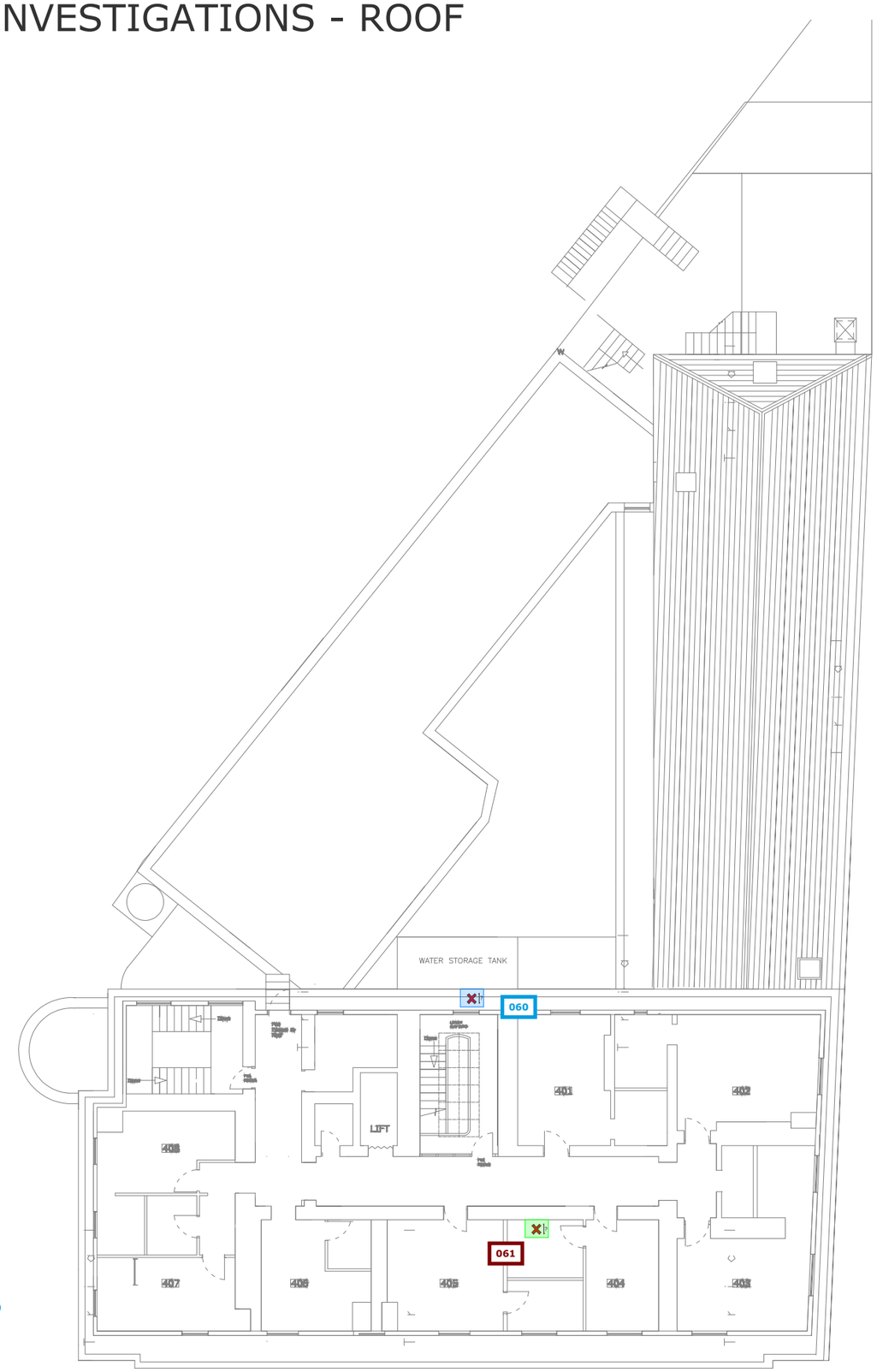
STRUCTURAL INVESTIGATIONS - ROOF



LOCATION REFERENCE	TYPE OF INVESTIGATION REQUIRED
060	Top of Wall Detail
061	Existing Floor/Roof Construction (Moveable)

Notes

For details of each investigation (including extent and recording requirements please see Intrusive Investigation Specification produced by Ramboll.

Trial pit locations excluded from this sketch. For trial pit locations please refer to geotechnical specification produced by Ramboll.

KEY

- Denotes investigation location to ascertain floor structure & floor bearing detail above
- Denotes moveable investigation location to ascertain floor structure & floor bearing detail above. Location to be confirmed on site by Structural Engineer
- 010 — Denotes unique location reference number
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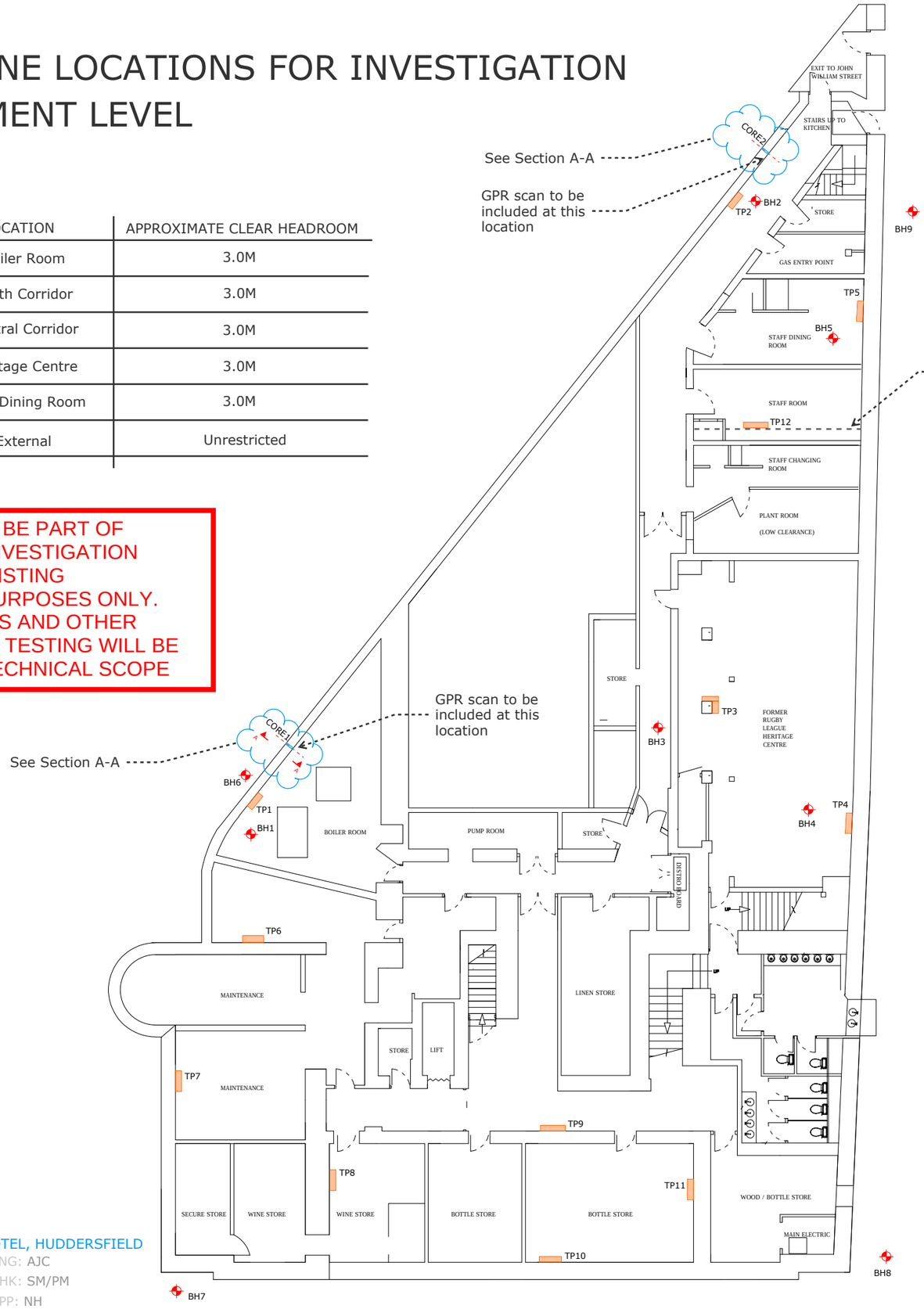
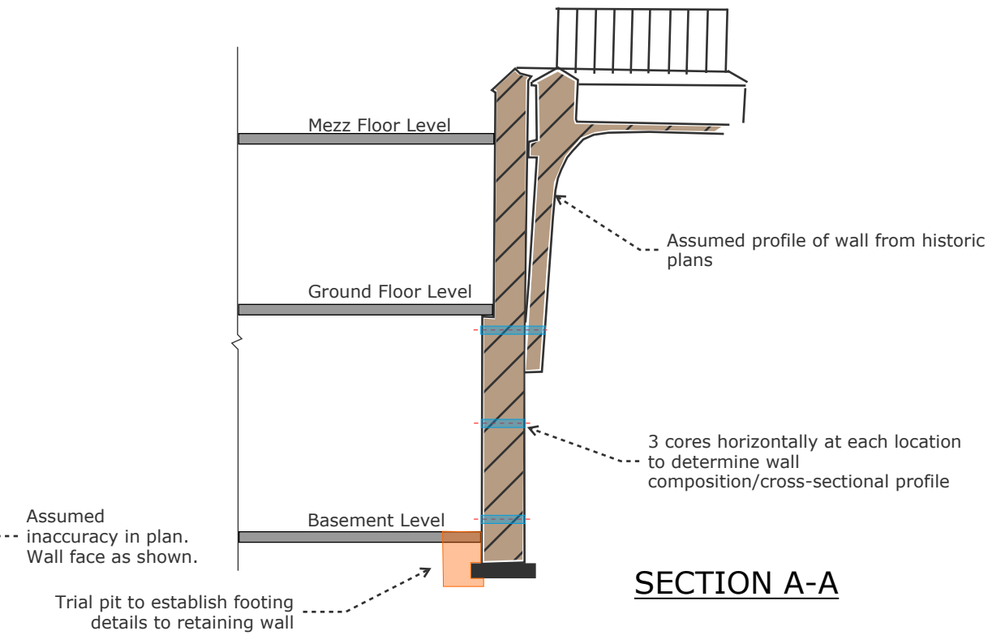
OUTLINE LOCATIONS FOR INVESTIGATION
BASEMENT LEVEL

REF.	LOCATION	APPROXIMATE CLEAR HEADROOM
BH1	Boiler Room	3.0M
BH2	North Corridor	3.0M
BH3	Central Corridor	3.0M
BH4	Heritage Centre	3.0M
BH5	Staff Dining Room	3.0M
BH6	External	Unrestricted

TRIAL PITS MAY BE PART OF STRUCTURAL INVESTIGATION SCOPE, FOR EXISTING FOUNDATION PURPOSES ONLY. THE BOREHOLES AND OTHER GEOTECHNICAL TESTING WILL BE PART OF GEOTECHNICAL SCOPE





SECTION A-A

NOTES ON INVESTIGATIONS

TP1/TP2 (Western Retaining Wall)

Hand dug trial pits to be completed at base of wall within the basement space. Trial pit to determine profile of foundation to western ret. wall and formation level for wall footing.

TP3-TP12

Hand dug trial pits to be completed at base of wall within the basement space. Trial pit to determine profile of foundation to wall and formation level for wall footing.

CORE1/CORE2

Core through existing retaining wall to understand cross sectional profile. At each location three horizontal core to be completed as indicated in Section A-A.

BH1/BH2/BH3/BH4/BH5

General boreholes (or similar) to inform ground strata profile at locations shown.

BH6

External bore hole to establish western face of retaining wall. Likely to be informative with respect to water profile in relation to wall/ground level

BH7/8/9

External bore holes to establish ground strata. Positioning to provide triangulation.

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APPENDIX 2
TABLE OF INVESTIGATIONS

LOCATION REFERENCE	TYPE OF INVESTIGATION REQUIRED	PURPOSE OF INVESTIGATION	RELATED FLOOR PLAN FOR LOCATION
001	Retaining Wall Core (x 3) + GPR Scan	Core through existing basement retaining wall. Core to help determine thickness and composition of the wall. At location, 3 cores to be completed on the same alignment. See Section A-A for reference.	Basement Retaining Wall
002	Retaining Wall Core (x 3) + GPR Scan	Core through existing basement retaining wall. Core to help determine thickness and composition of the wall. At location, 3 cores to be completed on the same alignment. See Section A-A for reference.	Basement Retaining Wall
003	Wall Opening (Void confirmation)	Opening in existing wall along corridor. Bricks to be removed at this location to verify the space to the west of the corridor. Believed to be a void - subject to confirmation.	Basement Level
004	Wall Opening (Void confirmation)	Opening in existing wall along corridor. Bricks to be removed at this location to verify the space to the west of the corridor. Believed to be a void - subject to confirmation.	Basement Level
005	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor and the typical construction build-up.	Basement Level (Ceiling Above)

006	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor and the typical construction build-up.	Basement Level (Ceiling Above)
007	Structural Support Detail	To define the structural support arrangement at this location. Current assumptions shown on Section B-B. Opening up to determine the support details and geometry of structural support members.	Basement Level (Ceiling Above)
008	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor and the typical construction build-up.	Basement Level (Ceiling Above)
009	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor and the typical construction build-up.	Basement Level (Ceiling Above)
010	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor and the typical construction build-up.	Basement Level (Ceiling Above)

011	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor and the typical construction build-up.	Basement Level (Ceiling Above)
012	Drilling from above	To ascertain the structural geometry and relationship between floors. Hole to be drilled through the basement level ceiling	Basement Level (Ceiling Above)
013	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor and the typical construction build-up.	Basement Level (Ceiling Above)
014	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor and the typical construction build-up.	Basement Level (Ceiling Above)
014a	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor and the typical construction build-up.	Basement Level (Ceiling Above)
014b	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor and the typical construction build-up.	Basement Level (Ceiling Above)

015	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Ground Floor Level (Ceiling Above)
016	Retaining Wall Core (x2) + GPR Scan	Core through existing ground floor retaining wall. Core to help determine thickness and composition of the wall. See Section A-A for reference.	Ground Floor Retaining Wall
017	Building Interface Detail	To ascertain the interface/tie-in detail between Block A and Block B. Note – the current tie in arrangement between the two buildings is unclear (i.e. presence of a potential movement joint between buildings).	Ground Floor Level (Ceiling Above)
018	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Ground Floor Level (Ceiling Above)
019	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Ground Floor Level (Ceiling Above)
020	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Ground Floor Level (Ceiling Above)
021	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Ground Floor Level (Ceiling Above)
022	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Ground Floor Level (Ceiling Above)

023	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Ground Floor Level (Ceiling Above)
024	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Ground Floor Level (Ceiling Above)
025	Structural Support Detail	At this location verification of assumed beam above. Opening up of finishes around column head to identify connection between potential beam and column.	Ground Floor Level (Ceiling Above)
026	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Ground Floor Level (Ceiling Above)
027	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Ground Floor Level (Ceiling Above)
027a	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Ground Floor Level (Ceiling Above)
027b	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Ground Floor Level (Ceiling Above)
028	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	First Floor (Ceiling Above)

029	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	First Floor (Ceiling Above)
030	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	First Floor (Ceiling Above)
031	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	First Floor (Ceiling Above)
032	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	First Floor (Ceiling Above)
033	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	First Floor (Ceiling Above)
034	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	First Floor (Ceiling Above)
035	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	First Floor (Ceiling Above)
036	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	First Floor (Ceiling Above)

037	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	First Floor (Ceiling Above)
038	Structural Support Detail	To ascertain the structural support details at this location. Assumed beam supporting the floor above – subject to investigation.	First Floor (Ceiling Above)
039	Structural Support Detail	To define the structural support detail for the floor remedial works. Current understanding of the structural floor support identified in Section C-C. It is understood that the tension rods support a PFC connection detail which supports the floor below. Investigations are to determine the configuration and structural sizes of the additional structural support.	First Floor (Ceiling Above)
040	Structural Support Detail	To define the structural support detail for the floor remedial works. Current understanding of the structural floor support identified in Section C-C. It is understood that the tension rods support a PFC connection detail which supports the floor below. Investigations are to determine the configuration and structural sizes of the additional structural support.	First Floor (Ceiling Above)

041	Structural Support Detail	To define the structural support detail for the floor remedial works. Current understanding of the structural floor support identified in Section C-C. It is understood that the tension rods support a PFC connection detail which supports the floor below. Investigations are to determine the configuration and structural sizes of the additional structural support.	First Floor (Ceiling Above)
042	Structural Support Detail	To define the structural support detail for the floor remedial works. Current understanding of the structural floor support identified in Section C-C. It is understood that the tension rods support a PFC connection detail which supports the floor below. Investigations are to determine the configuration and structural sizes of the additional structural support.	First Floor (Ceiling Above)
043	Structural Support Detail	To define the structural support detail for the floor remedial works. Current understanding of the structural floor support identified in Section C-C. It is understood that the tension rods support a PFC connection detail which supports the floor below. Investigations are to determine the configuration and structural sizes of the additional structural support.	First Floor (Ceiling Above)

044	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	First Floor (Ceiling Above)
045	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	First Floor (Ceiling Above)
045a	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	First Floor (Ceiling Above)
045b	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	First Floor (Ceiling Above)
046	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Second Floor (Ceiling Above)
047	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Second Floor (Ceiling Above)
048	Building Interface Detail	To ascertain the interface/tie-in detail between Block A and Block B. Note – the current tie in arrangement between the two buildings is unclear (i.e. presence of a potential movement joint between buildings).	Second Floor (Ceiling Above)
049	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Second Floor (Ceiling Above)

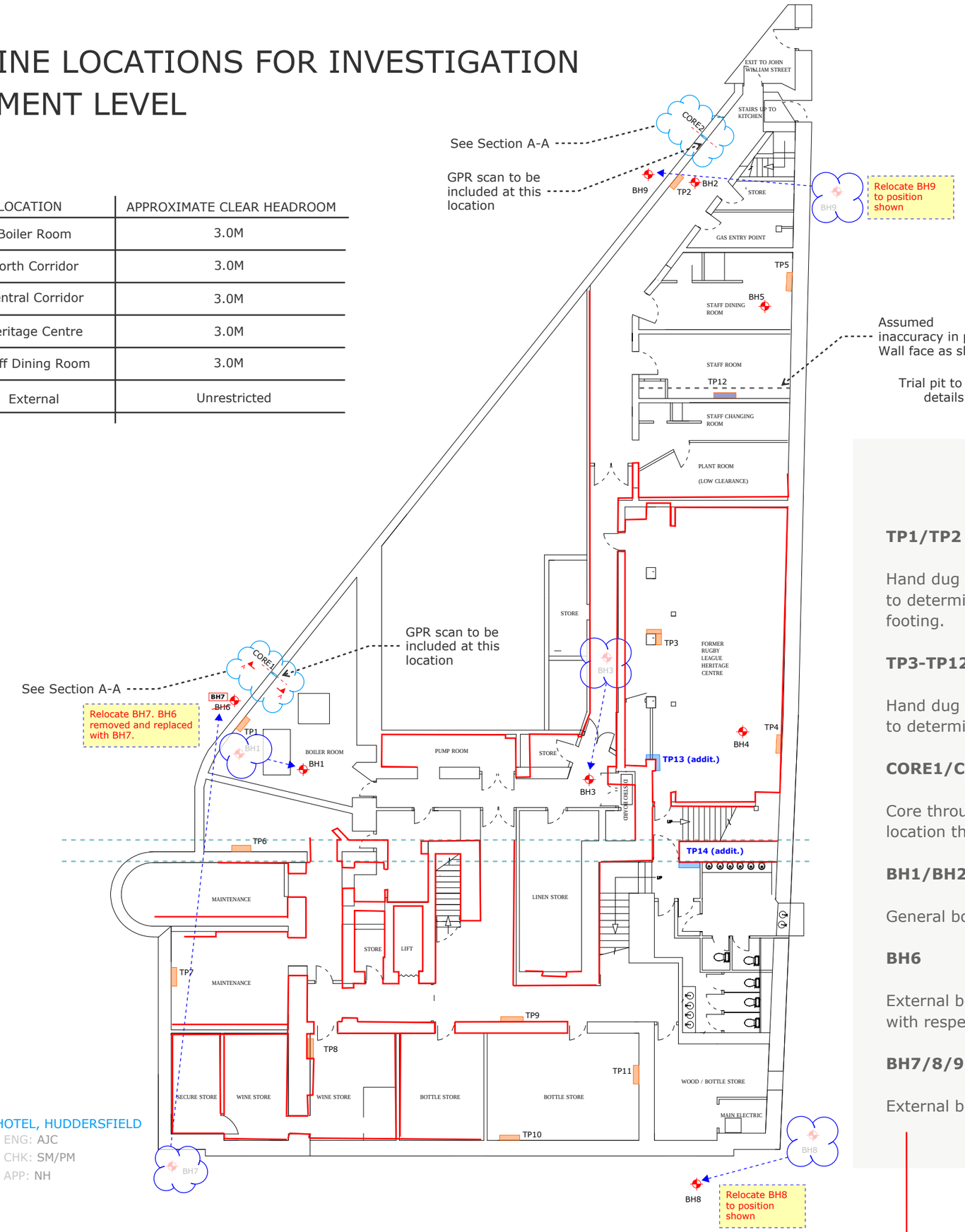
050	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Second Floor (Ceiling Above)
051	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Second Floor (Ceiling Above)
052	Building Interface Detail	To ascertain the interface/tie-in detail between Block B and Block C. Note – the current tie in arrangement between the two buildings is unclear (i.e. presence of a potential movement joint between buildings).	Second Floor (Ceiling Above)
053	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Second Floor (Ceiling Above)
054	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Second Floor (Ceiling Above)
054a	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Second Floor (Ceiling Above)
054b	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Second Floor (Ceiling Above)
055	Top of Wall Detail	To ascertain the connection detail at the top of the masonry wall. This is to help understand the tie in details with the existing roof etc.	Third Floor (Ceiling Above)

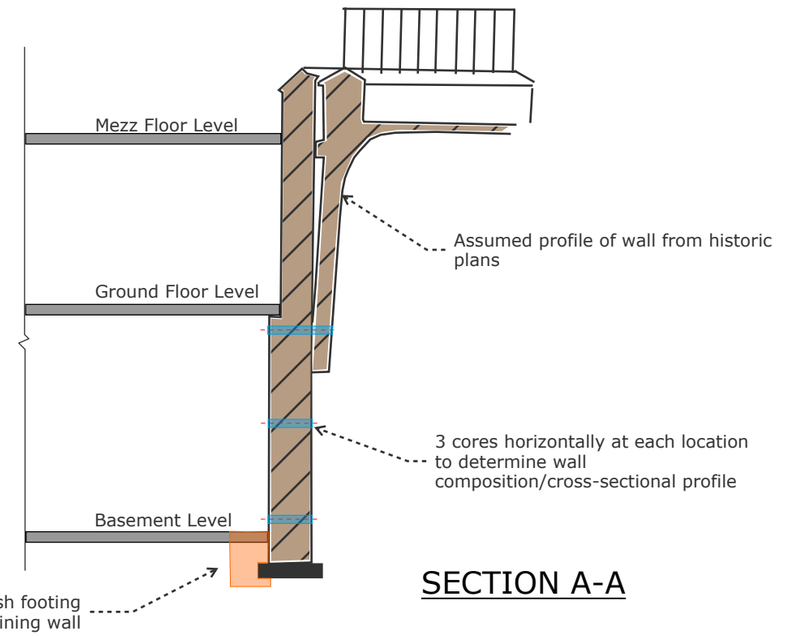
056	Top of Wall Detail	To ascertain the connection detail at the top of the masonry wall. This is to help understand the tie in details with the existing roof etc.	Third Floor (Ceiling Above)
057	Top of Wall Detail	To ascertain the connection detail at the top of the masonry wall. This is to help understand the tie in details with the existing roof etc.	Third Floor (Ceiling Above)
058	Existing Floor/Roof Construction	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Third Floor (Ceiling Above)
059	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Third Floor (Ceiling Above)
059a	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Third Floor (Ceiling Above)
059b	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Third Floor (Ceiling Above)
059c	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Third Floor (Ceiling Above)
060	Top of Wall Detail	To ascertain the connection detail at the top of the masonry wall. This is to help understand the tie in details with the existing roof etc.	Roof Level

061	Existing Floor/Roof Construction (Moveable)	To define the bearing detail of the structural floor into the masonry wall. Investigation to ascertain the structural span direction of the floor.	Roof Level

OUTLINE LOCATIONS FOR INVESTIGATION
BASEMENT LEVEL

REF.	LOCATION	APPROXIMATE CLEAR HEADROOM
BH1	Boiler Room	3.0M
BH2	North Corridor	3.0M
BH3	Central Corridor	3.0M
BH4	Heritage Centre	3.0M
BH5	Staff Dining Room	3.0M
BH6	External	Unrestricted





SECTION A-A

RAMBOLL

THE GEORGE HOTEL, HUDDERSFIELD
1620014217 ENG: AJC
SK007 P01 CHK: SM/PM
24/06/22 APP: NH

NOTES ON INVESTIGATIONS

TP1/TP2 (Western Retaining Wall)

Hand dug trial pits to be completed at base of wall within the basement space. Trial pit to determine profile of foundation to western ret. wall and formation level for wall footing.

TP3-TP12

Hand dug trial pits to be completed at base of wall within the basement space. Trial pit to determine profile of foundation to wall and formation level for wall footing.

CORE1/CORE2

Core through existing retaining wall to understand cross sectional profile. At each location three horizontal core to be completed as indicated in Section A-A.

BH1/BH2/BH3/BH4/BH5

General boreholes (or similar) to inform ground strata profile at locations shown.

BH6

External bore hole to establish western face of retaining wall. Likely to be informative with respect to water profile in relation to wall/ground level

BH7/8/9

External bore holes to establish ground strata. Positioning to provide triangulation.

SERVICES
corridor
LIFT
storage
storage
storage
corridor
corridor
LADIES
GENTS
STAIRS
STORE
storage
corridor
FUNCTION ROOM
corridor
PLANT
W.C.
SHOWER
STORE
PLANT
PLANT
STORE
STORE
TP14
TP13
TP4
BH4
TP3
TP12
TP5
BH5
TP2
BH2

Appendix 7
Temporary Works

RDG
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London, WC1H 8AG.
Tel: 020 7036 1650.
Email:design@rdgengineering.co.uk

Project No	5797	01	01	07	001	Sht. No.	1 of 9
Client	Bowman Riley Architects Ltd						
Project Title	The George Hotel						
Subject	Option Selection Report						

Option Selection Report

for

Bowman Riley Architects Ltd

at

The George Hotel

Issue	Description	Prepared
00	Initial Issue.	P. Shah
-		
-		
-		

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2 Constraints 4
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6 Construction Sequence 9
7 Conclusion 9

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Project No	5797	01	01	07	001	Sht. No.	3 of 9
Client	Bowman Riley Architects Ltd						
Project Title	The George Hotel						
Subject	Option Selection Report						

1 Introduction

The George hotel is in the Kirklees Council of Huddersfield. This report has been written to accompany the planning application and Listed Building consent. The project aspires to restore the derelict and dilapidated building Grade II listed hotel and bring it back to life and up to modern standards. The project forms part of a larger scheme to regenerate St George's Square. This report highlights the various constraints and functional performance parameters considered in the development of a temporary works scheme to aid the Listed Building Consent Application. Various options which were considered and discounted are highlighted in the further sections of this report.

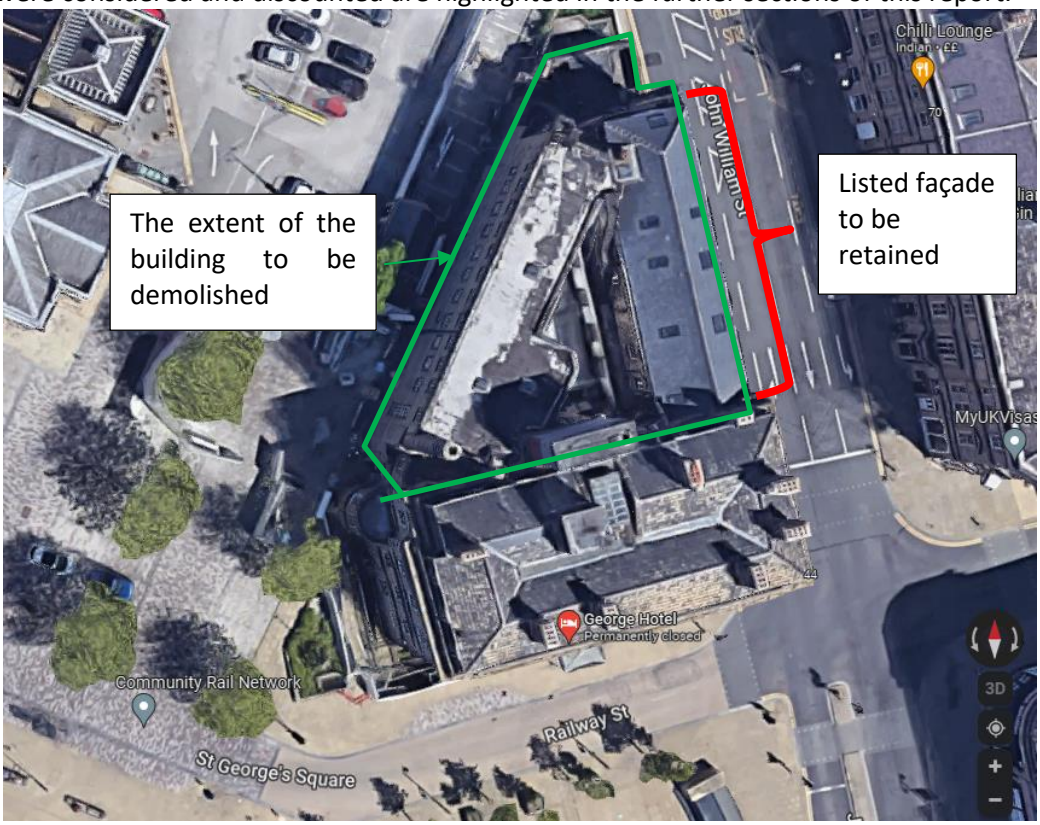

Figure 1: Location Plan- The George Hotel

The listed building façade is adjacent to John William Street on the east. The western compound wall borders the Network Rail car park and the proposed site which will be propped to allow the basement level to be lowered.

The report should be read in conjunction with drawings 5797-01-01-02-001 to 005. The drawings are produced to convey intent only.

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2 Constraints

Site Constraints

- Conserving the listed façade and avoiding physical anchor connections into the façade
- Not undermine Block A stability and physical anchors into the building
- Maintain minimum 12m wide traffic lanes along John William Street
- Maintain normal functioning of the car park
- The 3m wide pavement along John William Street is to be kept open to the pedestrians
- Buried services in the pavement
- Limited bearing capacity on the pavement
- Pedestrian access requirements on the pavement.
- The impact of oncoming traffic

Project Constraints

- Retaining the façade as a free-standing wall and limiting the deflection (H/500) of the wall to avoid potential damage to the façade
- Temporary works scheme should be such that it minimises hindrance during the construction.
- Maintain the stability of the retained structures/basement throughout the course of the works
- Economical and practical design proposals

3 Materials

3.1 Façade Retention and Basement Propping

The incumbent scheme would be designed in structural steel, concrete and/or proprietary elements for the following reasons:

- Flexibility in creating bespoke connections and framing structure
- Prefabricated elements would lead to quicker installation
- Higher material strength leads to an economical design
- Recycled structural steel elements would lead to a more sustainable option
- Proprietary materials can be hired leading to sustainable design
- Utilising the new proposed concrete slab thereby reduces time and material requirements.

The following materials have been discounted:

Scaffolding Components

A stiff frame would be required to achieve the deflection limits set out by the project. The scheme would be impractical due to the volume of scaffolding materials required for a stiff frame. The scaffolding would also require more frequent inspections which might have increased the costs of the project.

Timber

The frame in timber was discounted due to the following reasons:

- Increased time due to complex carpentry and therefore increased project cost.
- Impractical design due to material requirements to meet project specifications and constraints
- Risk of instability and collapse due to fire

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4 Option Selection – Façade Retention

4.1 Option 1

Figure 2: Plan View for Facade Retention - Option 1

A 5m-wide frame is composed of two towers; one tower will be installed behind the retained façade and the other in front of it. Each tower is approximately 2m wide. The tower columns would be installed through small openings in the floors which would negate the need for additional temporary works. The towers will be braced together through the windows in the façade allowing them to act together. Horizontal walers would be connected to the towers on both sides of the façade at various levels. The required kentledge would be approximately 5 to 8 Tonnes/metre on the external sides of the towers.

The internal towers would be used to support the basement propping. They would require a foundation which would be tied into the permanent works design. The external towers would require kentledge.

This option was discounted by the Lead Engineer, Ramboll, due to the challenges of adopting an internal scheme and sequencing demolition, propping and new build construction around it.

4.2 Option 2

Figure 3: Plan View for Facade Retention - Option 2

Early assessments revealed that the pedestrian requirements and the pavement's limited capacity would lead to a challenging and impractical scheme. It was proposed to move all the support towers for the façade retention inside of the building. The foundation requirements would be approximately +/- 12 tonnes/metre. It was envisaged that these loads would be managed by the new basement floor slab. This scheme was discounted by Ramboll due to the potential obstructions created by the internal support towers during the planned works. The new basement slab might require local higher reinforcements and/or depth of the floor slab.

4.3 Option 2a

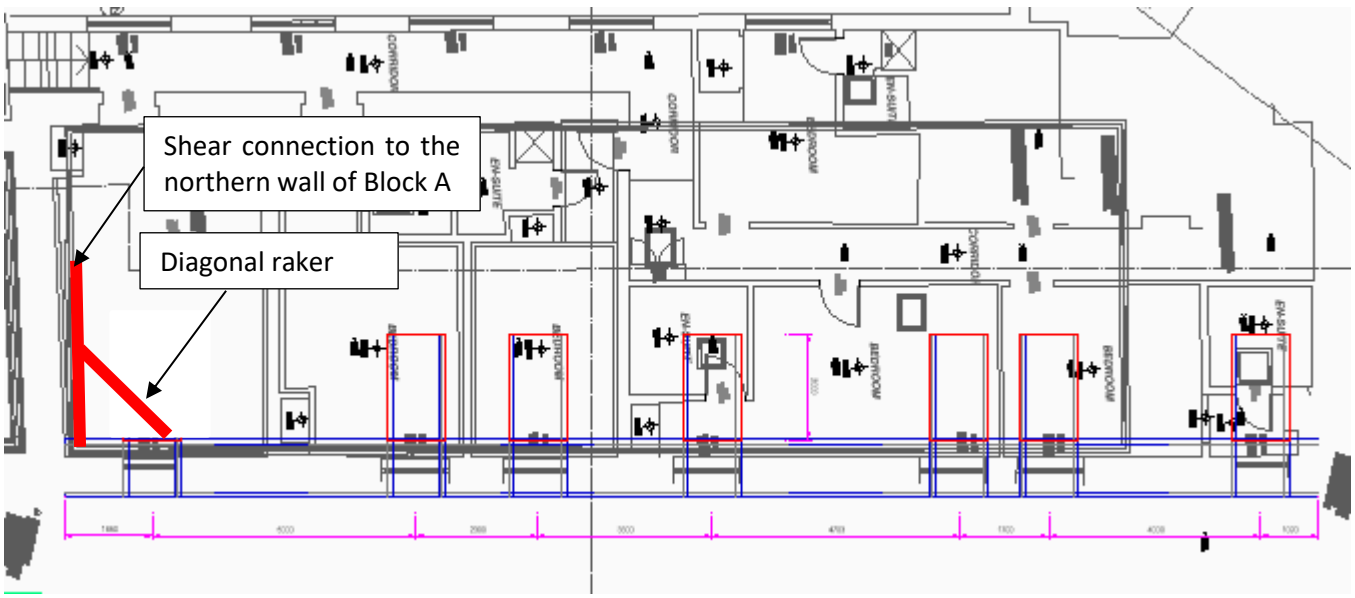

Figure 4: Plan View for Option 2a

It was proposed that the tower adjacent to Block A could have been removed if we were able to install diagonal rakers connecting the walers back to the northern wall of Block A. This option works in conjunction with other primary options. However, it has been discounted due to its potential impact on the heritage fabric of the building.

4.4 Option 3

The pavement has limited bearing capacity and space for foundations. The project team liaised with the local highway department to pursue potential lane closure allowing a wider frame to be installed on the pavement and minimise the kentledge required to maintain façade stability.

RDG was advised that a minimum of 12m of clearance was to be maintained from the façade retention which each lane a minimum of 3m wide.

The temporary works consist of structural steel frames spaced at every 1m c/c and are 3m wide. The structural steel walers are proposed at the top and bottom of the window on each level to provide maximum, stability and support to the heritage fabric. It is envisaged that the support frame will be fully braced with structural steel members and has a platform above the pedestrian tunnel to support kentledge blocks. The current kentledge requirement is approximately 9.6Tonnes/m

The scheme has two walers at each location, one on the outside and one on the inside. These walers effectively 'sandwich' the listed façade in between them thereby, negating the need to install physical anchors to the wall and damage the fabric externally.

The compressible layer in front of the walers will allow architectural details to be protected from damage and distribute the forces uniformly along each waler.

The internal waler requires physical anchors which are proposed to be installed to the back of the retained façade. We don't envisage these anchors to impact the heritage value of the fabric as they are located at the back of the wall and away from public sight.

The design proposes the use of 2no. stainless steel M16 HAS-U resin anchor or similar with a 100mm embedment at 1mc/c per waler.

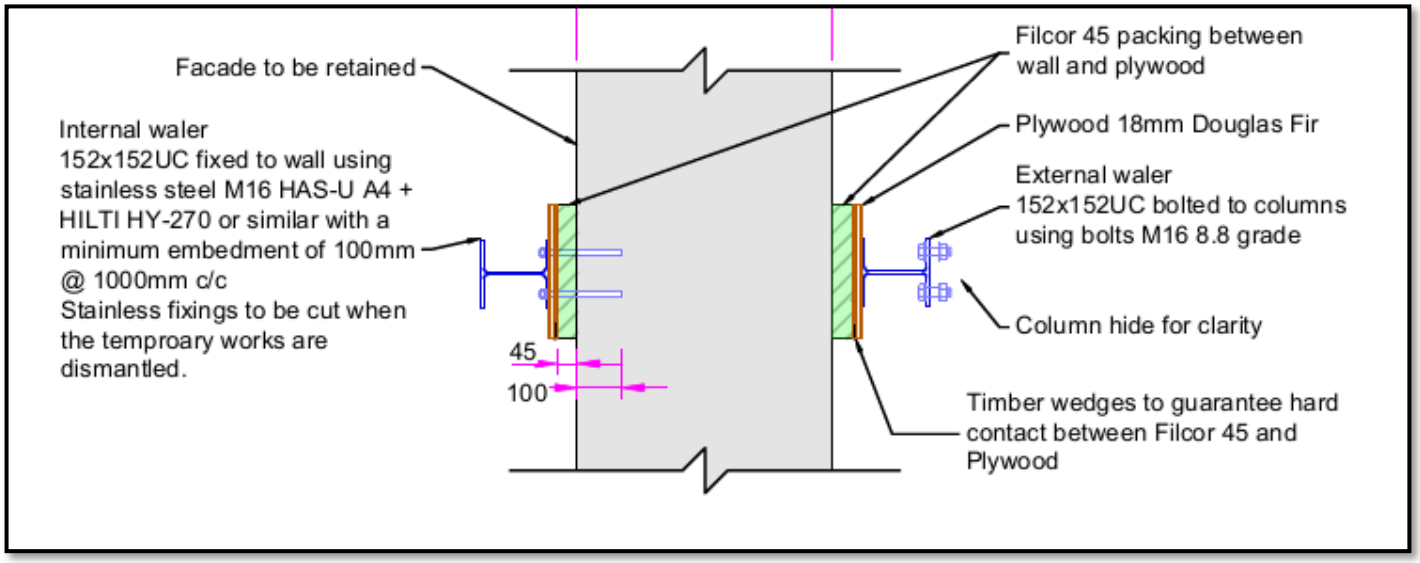

Figure 5: Typical Connection Detail for the Walers into the Fabric

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Due to the proximity of the temporary works to the traffic and the risk of a potential collision. Preliminary assessments indicated that impact loading from the vehicle would be in the region of 250kN perpendicular to the frame and 500kN parallel to the frame as per BS EN 1991-1-7. The magnitude of these loads is significant and would lead to an impractical design. RDG has proposed the use of a vehicular barrier system which would be fully independent of the temporary works and a minimum of 300mm away from the outside line of the frames. This would ensure a certain distance is available for barriers to move and absorb partial impact forces generated by the vehicle collision. The remaining force is to be absorbed by the temporary works system via a disproportionate collapse mechanism. It is recommended that a speed limit be imposed on the traffic expected to pass in front of the temporary works scheme.

The design considers disproportionate collapse and allows for a single external column to collapse in the event of a vehicular impact. The connection of the column to the horizontal members at the first floor will be carefully considered to allow disproportionate collapse without impacting the structure.

The temporary works frame can be optimised further to reduce the frame above the pedestrian access whilst still maintaining the columns below this level at 1m centres. The contractor may choose the use of proprietary equipment for the temporary works frame if it does not adversely impact the anchor requirements in the fabric set out in this document.

5 Basement Propping Scheme

The existing basement supports the pavement on John William Street and the car park. It is proposed that the basement be lowered by approximately 600mm.
The basement propping scheme consists of horizontal structural steel walers, props and concrete thrust block.
Local openings in the basement slab will be required to allow thrust block formation. Any detrimental effects to the façade and the compound will be assessed prior to the local opening works. The thrust block will form part of the new basement floor. Refer to drawing 5797-01-01-02-003 for the location of the thrust block in relation to the façade and the compound wall.
The bottom waler will be installed once the thrust block is cast and cured. The waler is a horizontal structural steel member anchored to the façade and the compound wall using stainless steel resin anchors. The impact on the heritage value of the fabric is minimised since the anchors are installed at the back of the listed façade.
Proprietary props like Mabey Mass 50 or similar are used to support the walers at approximately 4m centres. The props are anchored into the trust block.
The top waler and the props will be installed before the façade retention on John William Street is installed.
Once the basement is sufficiently propped, the façade and the compound wall will be underpinned, and the remaining basement structure (floor and the wall) will be installed.

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6 Construction Sequence

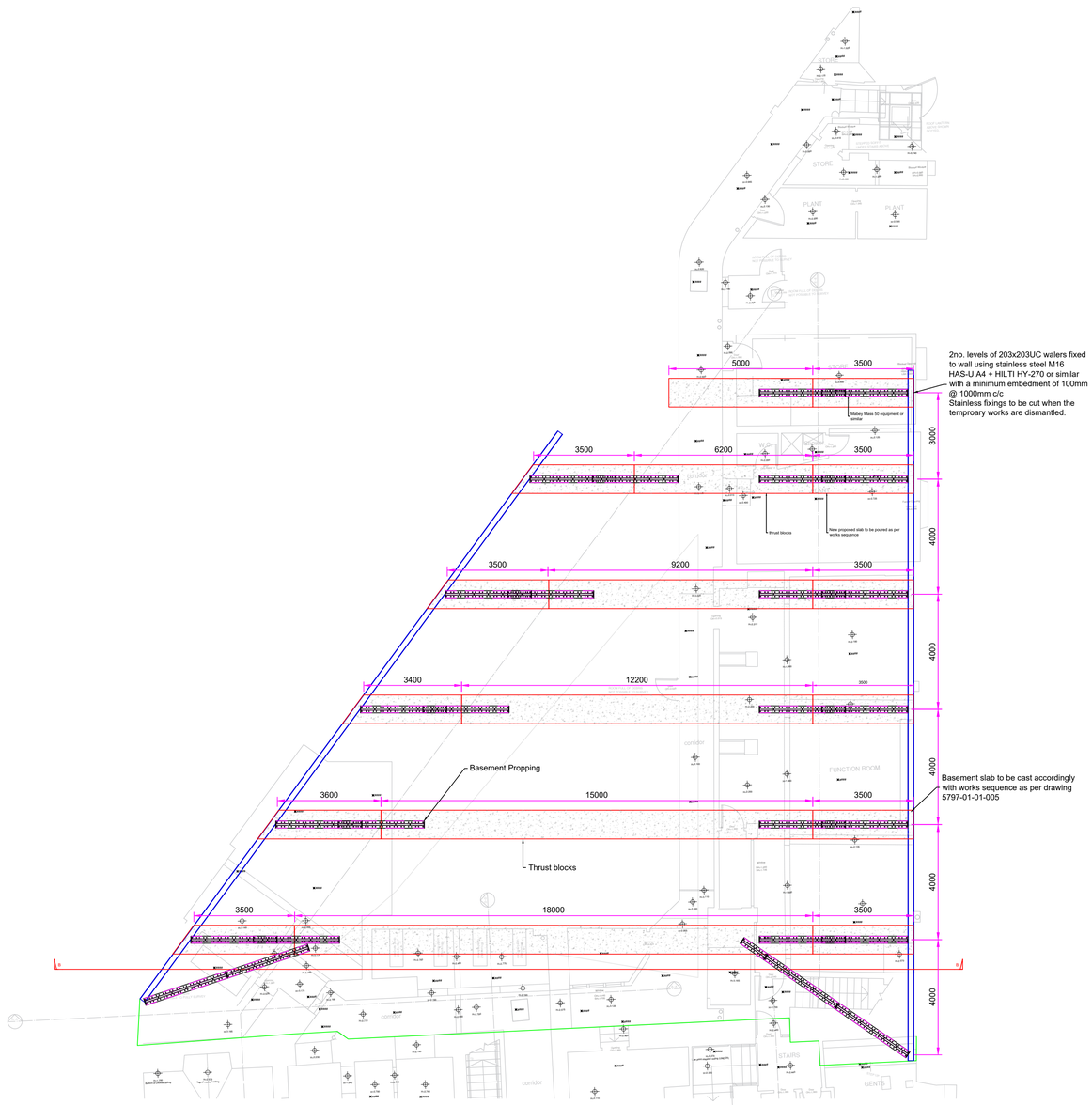
The construction sequence for the proposed works is as follows:

1. Local excavation below the current basement level to install a partial permanent slab which is utilised as a thrust block for basement propping
2. East and West elevation propping is to be installed and anchored into the thrust block
3. Install the façade retention
4. Progressively demolish the floors and other internal structure
5. Sequential underpinning the listed façade and the compound wall
6. Install the new basement slab and cantilever RC stub
7. Sequential dismantling of the basement propping as the RC wall progresses and 1st floor restored
8. Dismantle the façade retention progressively as the new floors are installed and have achieved sufficient strength

Refer drawing 5797-01-01-02-005 for the proposed construction sequence.

7 Conclusion

RDG recommends exploring option 3 for façade retention scheme for detailed design. However, option 1 might be suitable if foundation loads need reduction.



BASEMENT PROPPING
KEY PLAN
SCALE 1:100

DEMOLITION WORKS

DEMOLITION WORKS TO BE COMPLETED USING THE APPROPRIATE EQUIPMENT.

NOTES

- **NO FIXING TO FACADE FROM THE OUTSIDE**.
- ALL ANCHORS MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
- SIMILAR ANCHORS MAY BE APPLIED, PROVIDING THE INSTALLATION & ADEQUACY IS IN ACCORDANCE WITH THE MANUFACTURER SPECIFICATION.
- PROPS DESIGNED FOR 10 kN ACCIDENTAL LOAD
- STRUCTURE COULD BE OPTIMISED AT A LATTER STAGE

Propping SEQUENCE

1. LOCALLY EXCAVATE BELOW CURRENT BASEMENT LEVEL TO CAST THRUST BLOCKS.
2. INSTALL TOP AND BOTTOM WALERS ALONG WEST AND EAST ELEVATIONS
3. INSTALL PROPPING
4. ERECT FACADE RETENTION STRUCTURE AND UNDERPIN THE EXISTING BASEMENT WALLS
5. CAST THE NEW BASEMENT SLAB AND CANTILEVER RC STUB IN FRONT OF THE THRUST BLOCKS
6. UNDERPINNING AND CAST REMAINING BASEMENT WALLS BETWEEN THE THRUST BLOCKS
7. REMOVE BOTTOM Propping AND WALER
8. PROGRESS WITH BASEMENT WALL
9. RESTORE 1ST FLOOR STRUCTURE
10. REMOVE Propping AND FACADE RETENTION PROGRESSIVELY AS THE NEW FLOORS ARE INSTALLED AND ACHIEVE THE REQURIED STRENGHT

NOTES:
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No unauthorized use, copy or disclosure is to be made and is to be returned upon request.
Hire Only - All plant supplied on the basis is subject to our conditions of hire or sale as applicable.

Drawing Notes:
READ ALL NOTES ON DRAWING.

ALL bracing / restraints are to be installed as per drawing.

All design and erection of scaffolds are to conform with the following British Standards and Codes Of Practices where applicable:

TG 20:13	2013	Design Guide - Technical guidance on the use of BS EN 12811-1
TG 04:11	2011	Anchorage Systems
BS EN 12811-1	2003	Temporary works equipment - Part 1: Scaffolds - Performance requirements and general design
BS EN 12812	2008	Falsework - Performance requirements and general design
BS EN 13374	2013	Temporary edge protection systems - Product specification - Test methods
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ISSUE	DATE	DESCRIPTION OF ISSUE	DRN	ENG	CHECKED	APPROVED
P1	06/12/22	Issued For Approval	NF	NF	PS	RDG

CLIENT
BOWMAN RILEY ARCHITECTS LTD

RDG
ENGINEERING (TW) LTD
Derbyshire House, St Chad's Street, London.
WC1H 8AG. tel: 020 7036 1650
e-mail: design@rdgengineering.co.uk

PROJECT
THE GEORGE HOTEL

DRAWING TITLE
BASEMENT PROPPING
PLAN VIEW

CLIENT'S DRAWING REFERENCE

SCALE	RDG ENGINEERING DRG No.	ISSUE
@ A1	5797-01-01-02-003	P1

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DEMOLITION WORKS

DEMOLITION WORKS TO BE COMPLETED USING THE APPROPRIATE EQUIPMENT.

NOTES

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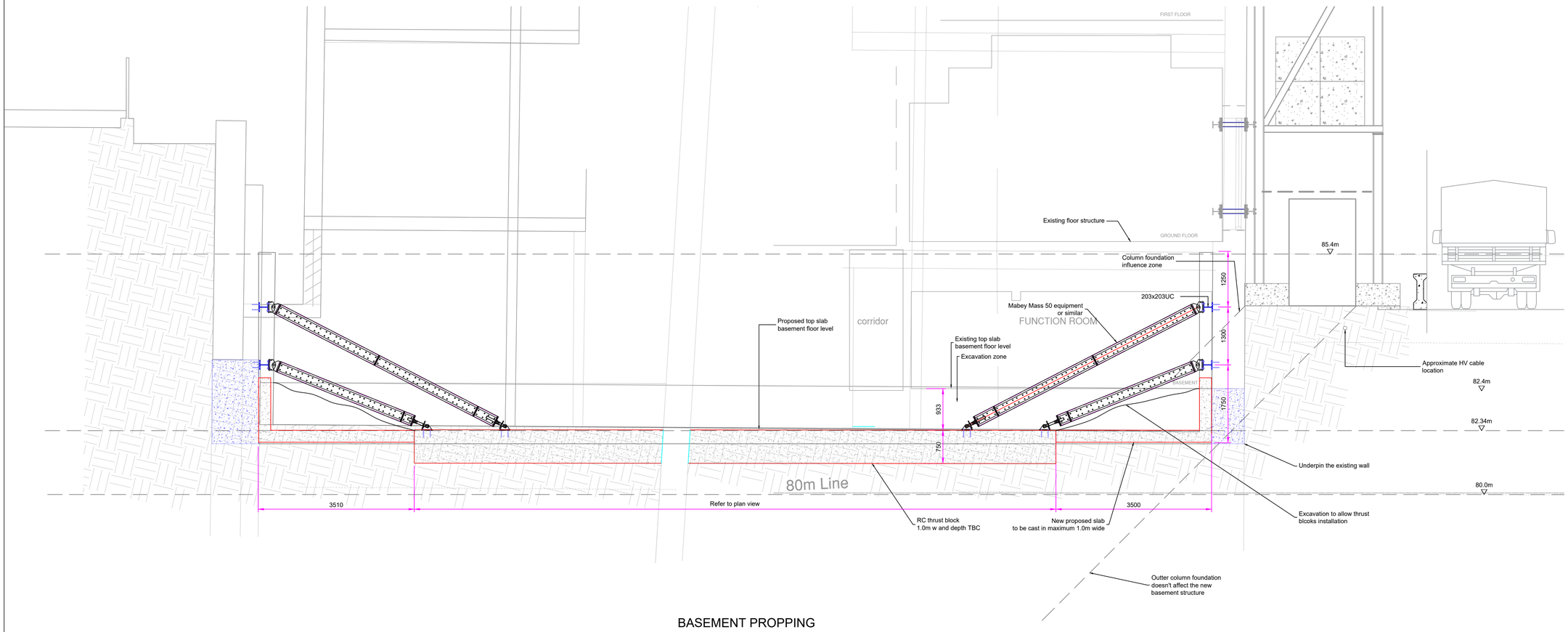
Propping SEQUENCE

1. LOCALLY EXCAVATE BELOW CURRENT BASEMENT LEVEL TOCAST THRUST BLOCKS.
2. INSTALL TOP AND BOTTOM WALERS ALONG WEST AND EAST ELEVANTIONS
3. INSTALL PROPPING TO WALER AND THRUST BLOCKS
4. ERECT FACADE RETENTION STRUTURE AND UNDERPIN THE EXISTING BASEMENT WALLS
5. CAST THE NEW BASEMENT SLAB AND CANTILEVER RC STUB IN FRONT OF THE THRUST BLOCKS
6. UNDERPING AND CAST REMAINING BASEMENT WALLS BETWEEN THE THRUST BLOCKS
7. REMOVE BOTTOM Propping AND WALER
8. PROGRESS WITH BASEMENT WALL
9. RESTORE 1ST FLOOR STRUCTURE
10. REMOVE Propping AND FACADE RETENTION PROGRESSIVELY AS THE NEW FLOORS ARE INSTALLED AND ACHIEVED THE REQURIED STRENGHT



BASEMENT PROPPING
SECTION B-B
SCALE 1:50

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Drawing Notes:
READ ALL NOTES ON DRAWING.

ALL bracing / restraints are to be installed as per drawing.

All design and erection of scaffolds are to conform with the following British Standards and Codes Of Practices where applicable:

TG 20:13	2013	Design Guide - Technical guidance on the use of BS EN 12811-1
TG 04:11	2011	Anchorage Systems
BS EN 12811-1	2003	Temporary works equipment - Part 1: Scaffolds - Performance requirements and general design
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PROJECT
THE GEORGE HOTEL

DRAWING TITLE
BASEMENT PROPPING SECTION
BASEMENT PROPPING AND FACADE RETENTION

CLIENT'S DRAWING REFERENCE

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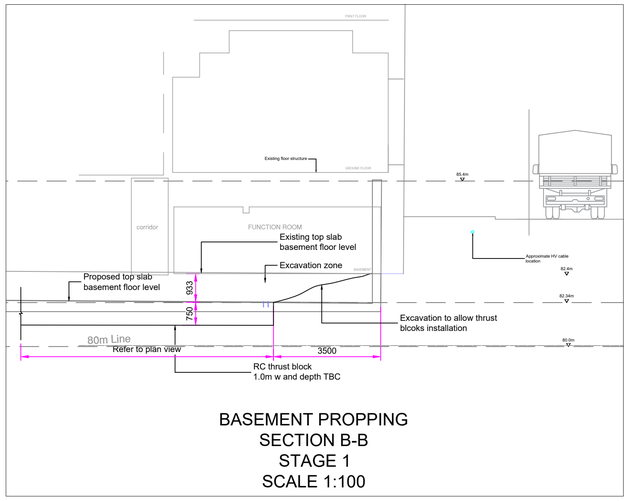
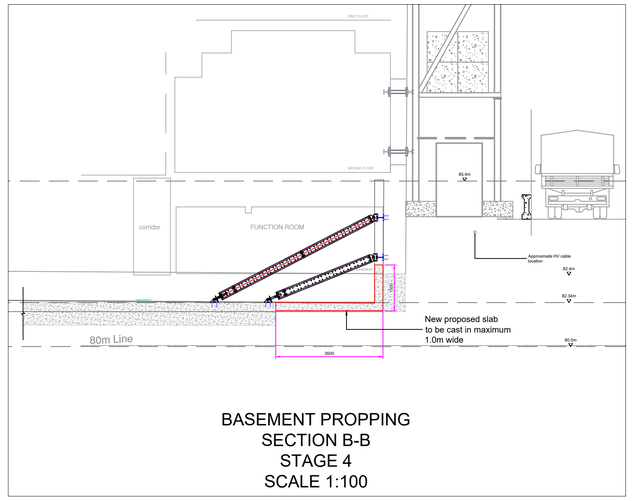
WORK SEQUENCE TO BE FOLLOWED ALONG WEST AND EAST ELEVATIONS



BASEMENT PROPPING
SECTION B-B
STAGE 1
SCALE 1:100

- LOCALLY EXCAVATE BELOW CURRENT BASEMENT LEVEL TO CAST THRUST BLOCKS.

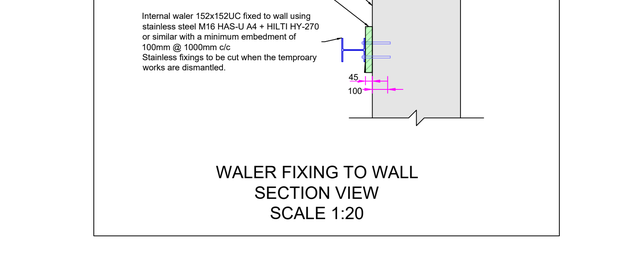


BASEMENT PROPPING
SECTION B-B
STAGE 4
SCALE 1:100

- CAST THE NEW BASEMENT SLAB AND CANTILEVER RC STUB IN FRONT OF THE THRUST BLOCKS

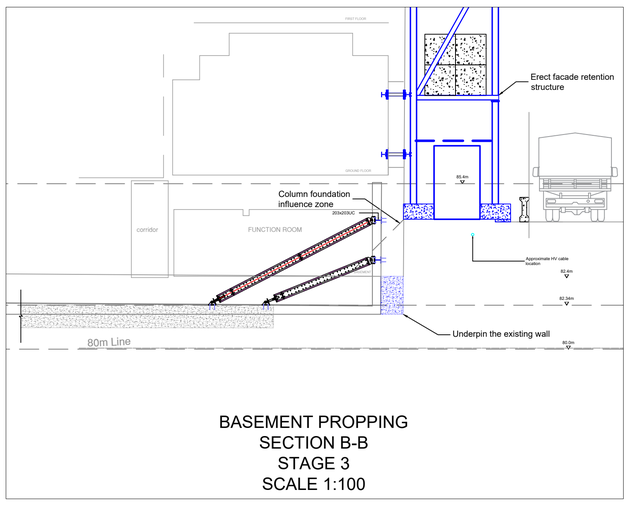
BASEMENT PROPPING
SECTION B-B
STAGE 2
SCALE 1:100

- INSTALL TOP AND BOTTOM WALERS ALONG WEST AND EAST ELEVANTIONS
- INSTALL PROPPING TO WALER AND THRUST BLOCKS



BASEMENT PROPPING
SECTION B-B
STAGE 5
SCALE 1:100

- Progressively cast the remaining RC wall



BASEMENT PROPPING
SECTION B-B
STAGE 3
SCALE 1:100

- ERECT THE FACADE RETENTION STRUTURE AND UNDERPIN THE EXISTING BASEMENT WALLS

WALER FIXING TO WALL
SECTION VIEW
SCALE 1:20

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PROPPING SEQUENCE

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2. INSTALL TOP AND BOTTOM WALERS ALONG WEST AND EAST ELEVATIONS
3. INSTALL PROPPING
4. ERECT FACADE RETENTION STRUCTURE AND UNDERPIN THE EXISTING BASEMENT WALLS
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BASEMENT PROPPING
SEQUENCE OF WORKS
SECTION

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