



THE GEORGE HOTEL

REVISION P1

BOW
MAN
RILEY



Kirklees
COUNCIL



Response to Historic England Comments

March 2023

1.1 Purpose of the Report

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

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



2.1 Feedback Received

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

2021:

- Meeting Historic England—Initial feasibility feedback

2022:

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

2023:

February:

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

March:

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

April

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

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

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

- Should read separate to the retained section of façade
- Consider 'book-end' stone element at the apex to split the elevation into 3 distinct buildings.

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

- Stair core wall – should some variety/relief be proposed? Blind windows?
- If apex is amended as 3 above what happens as this element wraps around onto the CP elevation?

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

3. Query raised ref. light weight upper storeys

- Can top floor be made less prominent generally?
- Should windows be reduced as per Victorian building?

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

4. Re. Block C façade retention

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

- Noted largely structural as basement has to be lowered 1200mm to achieve usable headroom
- BR to provide further narrative.

It was also requested that the following actions be undertaken:

- BR to add appendix to DAS to describe the elevation design narrative
- Query ref. detail of the proposed materials. Noted on-going works. BR to provide detail in due course.
- Query regarding recreation of details within the existing dining room

3.0 Initial Design Changes

2.1 Initial Elevation Changes

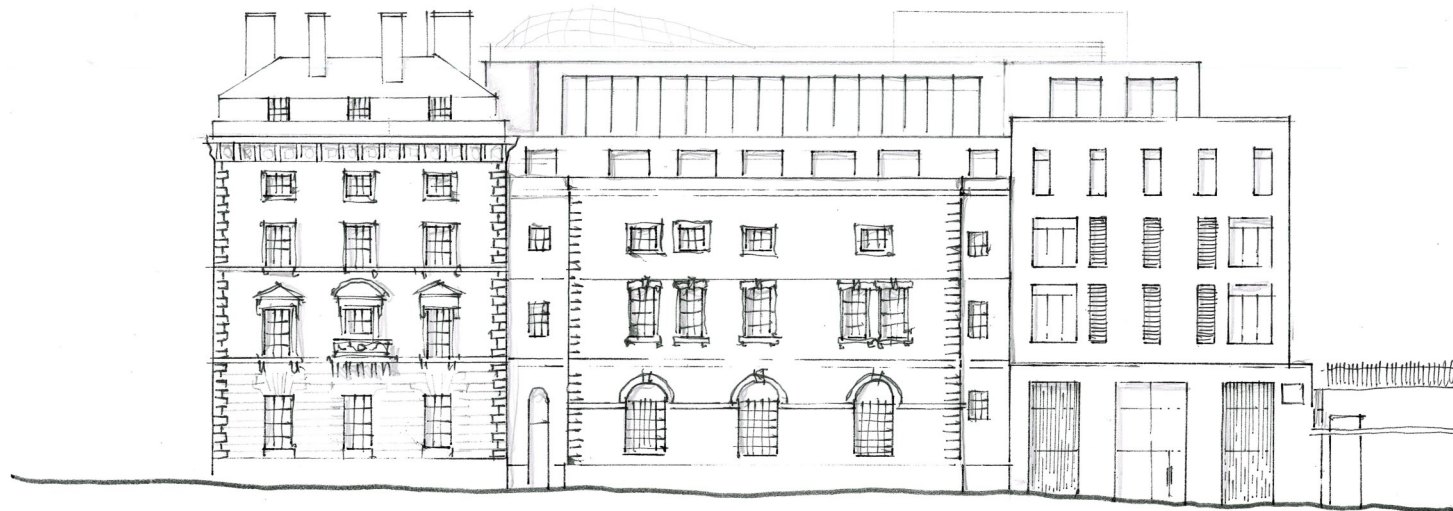
Points addressed—see elevations opposite for number references:

- 1 Windows on new curved section of east elevation are mirrored as new blind reveals
- 2 Parapet increased on the west elevation and the parapet increase continues on the north to the east elevation
- 3 Level 04 glazing on west elevation lower panel concealed behind the parapet forming a better relationship with the existing mansard roof windows
- 4 Level 03 window types above the Block C façade on the east elevation have been regularised and spaced accordingly
- 5 Level 04 glazing on the east elevation up the end of the Block C façade has been conjoined to appear as a single volume
- 6 New massing to the north simplified by reducing the secondary material and extending the stone façade in the same plane up the new parapet height
- 7 Level 04 glazing on east elevation to the north above the new stone parapet matches item 3
- 8 Level 03 window types within the massing to the north are regularised and arranged uniformly across the east and west elevation
- 9 Level 01 & 02 windows types sitting in stone façade changed to match and arranged to form a sense of symmetry on the John William Street and echoed on each side to form a feature where the building façade converges





WEST ELEVATION .



EAST ELEVATION .

22/03/23 The George Hotel - OPTION -



The George Hotel Sketch 22/03/23

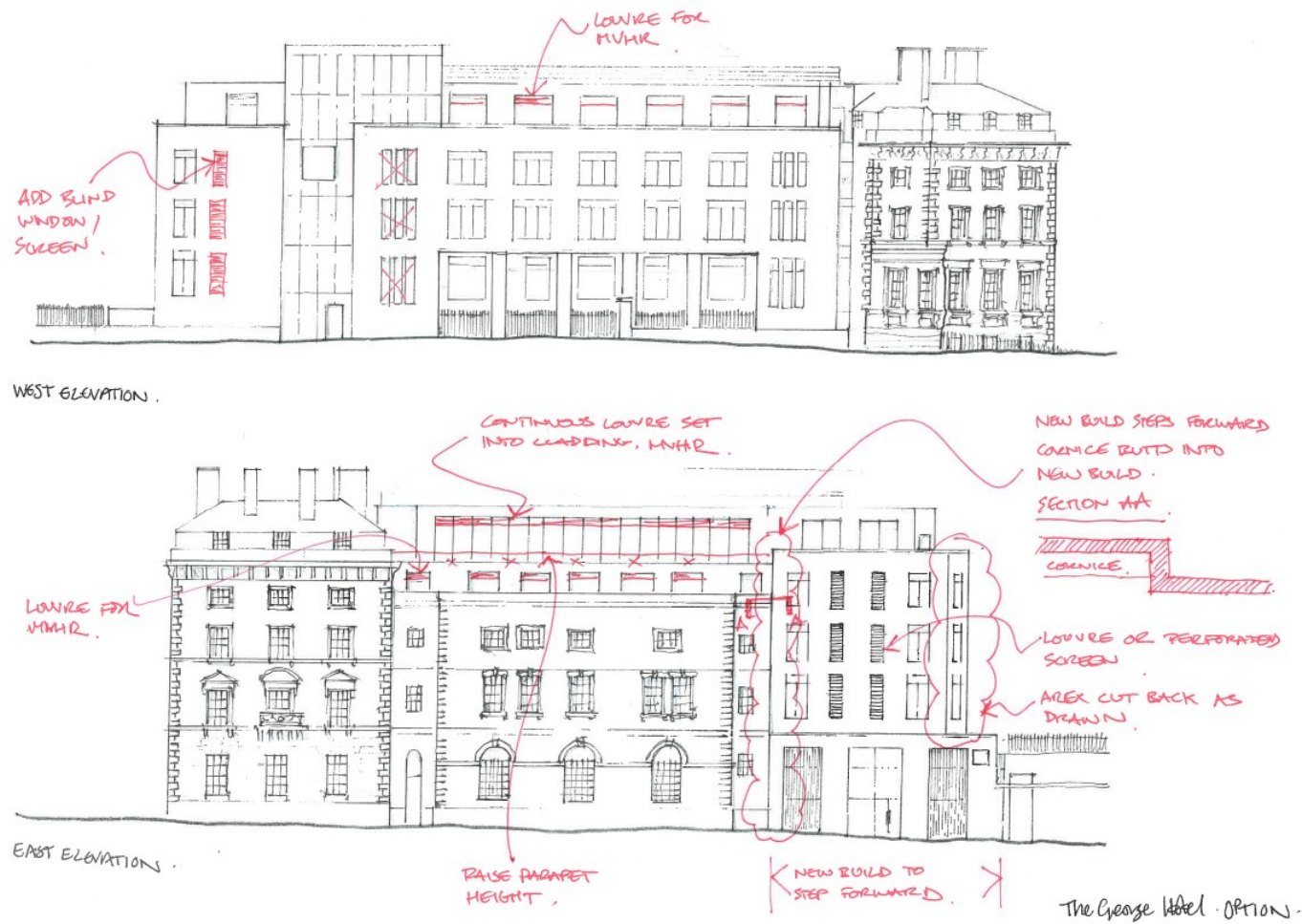


The George Hotel Sketch 22/03/23.

4.1 Final Elevation Changes

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

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



4.2 John William Street Elevation



4.3 Train Station Elevation



4.4 Design approach

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

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

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

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

The increased parapet height, new stone planar facade up to Level 04, and chamfered wrap around the building, has created a building front which contributes to the street and conservation area as a single frontage. The abutment of the new facade into the existing Block C has a similar treatment from the building opposite which blends with the character of the conservation area. This area of frontage aligns with Block C and at its head with

Block A's parapet, providing a clear line where it meets the existing Block C façade and further exaggerated in plan given the wall line on Level 03 is set back with a lower parapet.

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



4.3 Final Visuals







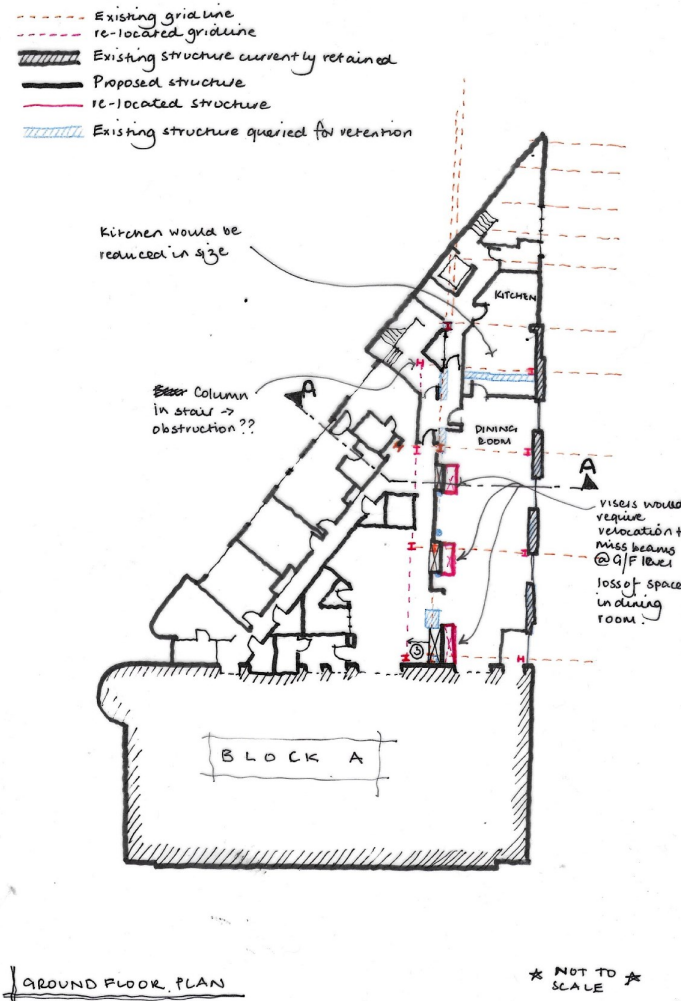
4.1 Justification for Block C façade retention

Overview

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

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

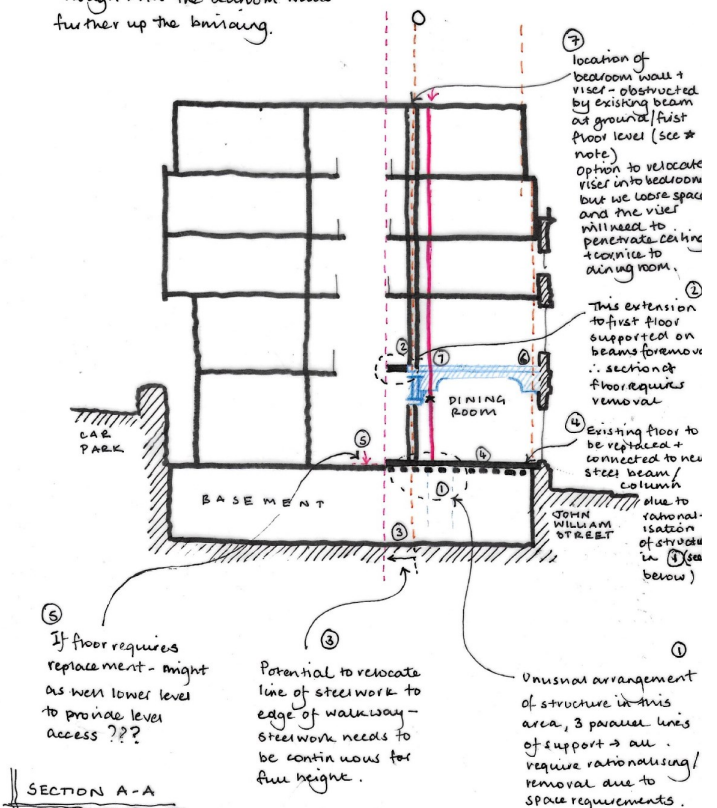
- Minimum bedroom sizes as specified by the hotel operator
- The need for increased head height at basement floor level
- The instability of the upper floors and the requirement for their removal
- Requirements for M&E and servicing



★ 2 no large beams supporting existing first floor. These are on the line of the existing wall @ ground floor to the north + south.

These beams are clashing with the proposed locations of the columns + beams on grid line A which lines through into the bedroom walls further up the building.

⑥ ceiling to dining room to be altered to accommodate new steelwork supporting facade - steelwork needs to be continuous



Unusual arrangement of structure at basement

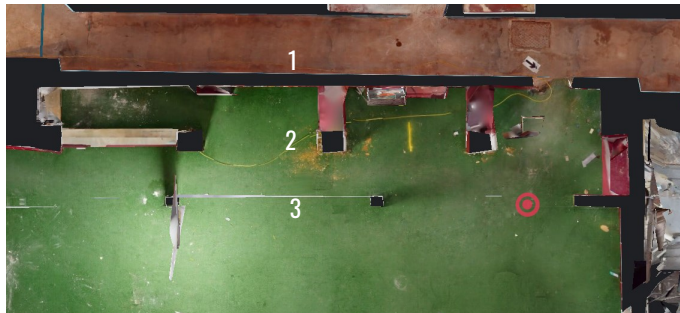
At basement level there appear to be 3 levels of support to the ground floor:

1. masonry wall which defines the corridor at basement level
2. 3no. Large rectangular columns
3. 2no smaller rectangular columns and stub walls to either side

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

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

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



Support to first floor corridor

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



Existing structural support to first floor and wall over

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

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

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

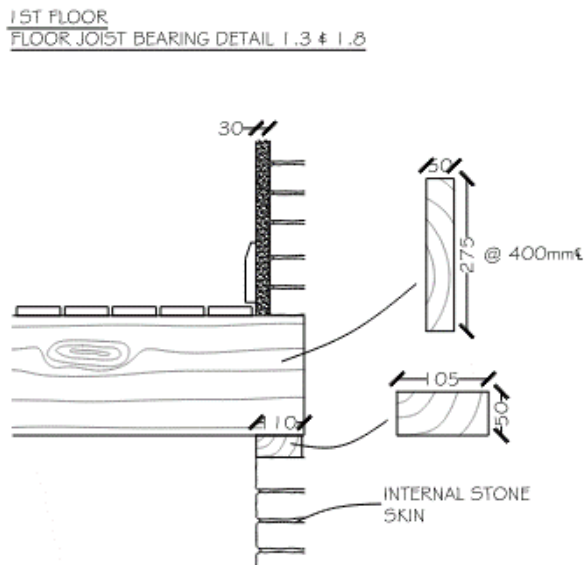
These beams support the floor, wall over and the cornice/ downstand detail below.



Structural integrity of first floor

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

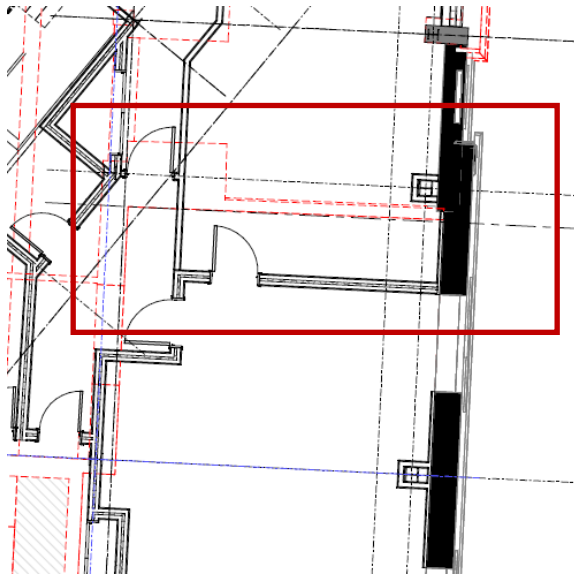
In summary, the joists are 275mm x 50mm, running E-W at 400mm at first floor, as shown below:



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

Reduction in Kitchen size at ground floor

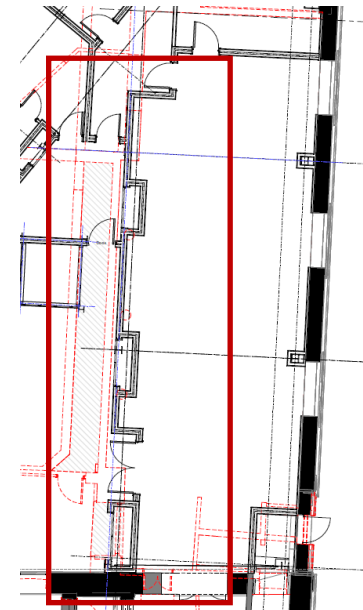
The north wall to the dining room needs to be relocated further into the dining room in order to create the correct kitchen size. If this wall was to be retained it would not be possible to create a functioning kitchen equipped to deal with the number of guests required.



Requirement for full height risers to serve bedrooms on upper floors

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

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



5.1 Summary

Retention of Dining Room

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

Ground Floor:

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

First Floor:

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

Plan form:

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

Decorative internal details:

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

Recreation of internal features

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

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

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

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

Revised Elevation Design

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

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

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