

THE GEORGE HOTEL, HUDDERSFIELD

JOHN WILLAM STREET DECONSTRUCTION AND RECONSTRUCTION

L054-GMI-XX-XX-RP-A-08806_P1

VERSION: 01

AUTHOR: SW

DATED: APRIL 2025

GENERAL

Project: The George Hotel, Huddersfield

Topic: John William Street – Deconstruction and Reconstruction

The following report aims to address the below five topics, as follows:

1. Why the previous façade retention will not work.
2. Evidence of current condition and defects – deflection, belling, fines, wash, etc.
3. How the deconstruction would be implemented as to not damage block A.
4. How the recording of the overall process shall be performed – existing condition / deconstruction / reconstruction.
5. Statement around chain of custody (Vesting Certificate).

1. WHY THE PREVIOUS FAÇADE RETENTION WILL NOT WORK.

JOHN WILLIAM STREET WALL

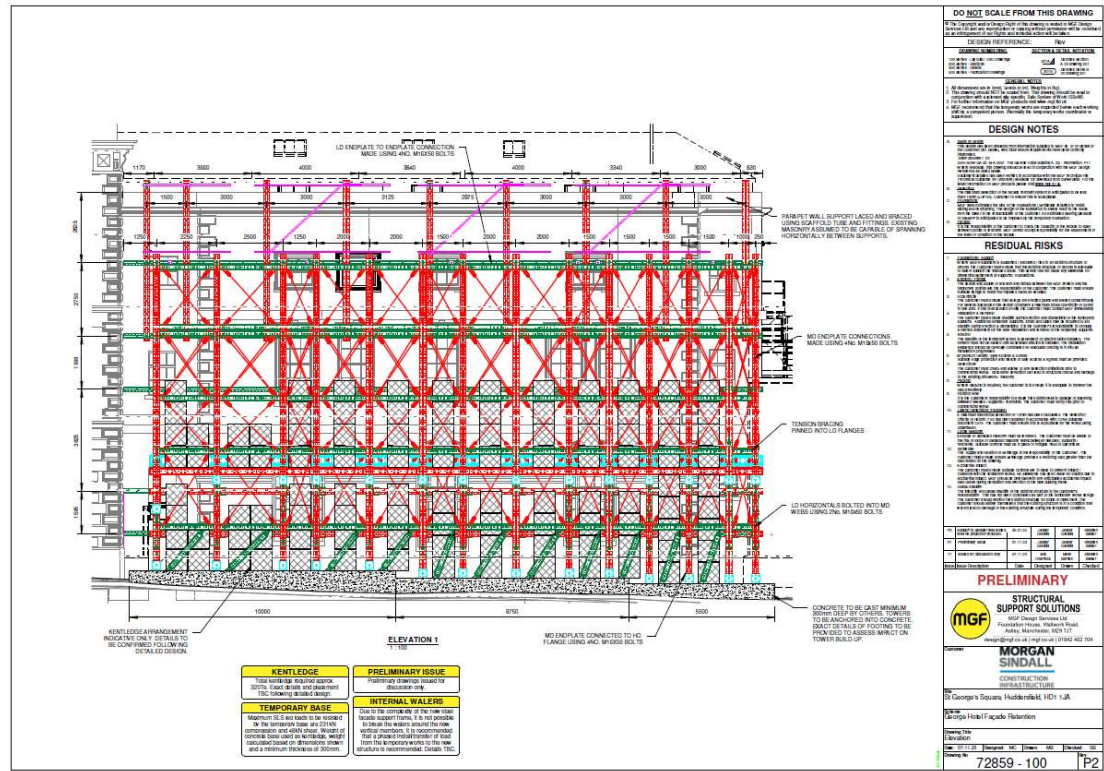
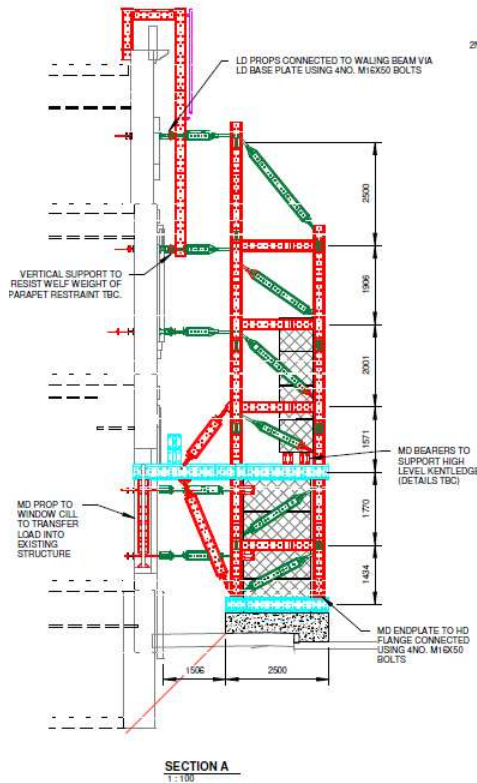
Matter – The current solution for retention is not in the Principal Contractors view achievable from a practicable perspective. There are concerns around further material harm occurring due to construction risks to this already bellowing rubble filled wall which has experienced significant historic water ingress and fines washing further destabilising lower levels of the external wall.

Solution – The wall could be carefully deconstructed stone by stone with full point cloud and tag survey prior and reconstructed in full. On new lime bedding.

Benefit – Reduction of construction and stability viability risk. Reduction of risk in respect of collapse/harm to Block A structure North facing Wall. Allows for the use of RC concrete frame structure to align with largely with the existing floor levels with the consequential benefit of decreased levels intervention in Block A and reduction therein of material harm to Block A floors and associated plasterwork within this key interface area.

Please see further details on the following three pages.

Project Analysis — Proposed JWS Elevation Risk Analysis



Whilst a lot of analysis was carried out, the façade retention proposal was not fully resolved.

Basement excavation.

- Undermining the existing structures.
- Risks associated with the operation of excavation & contiguous piling equipment.

Demolition of existing structure

- Structural inter dependency between the JW street wall and 1850s Block
- Facade retention scheme;
- Retention costs challenge viability of the scheme

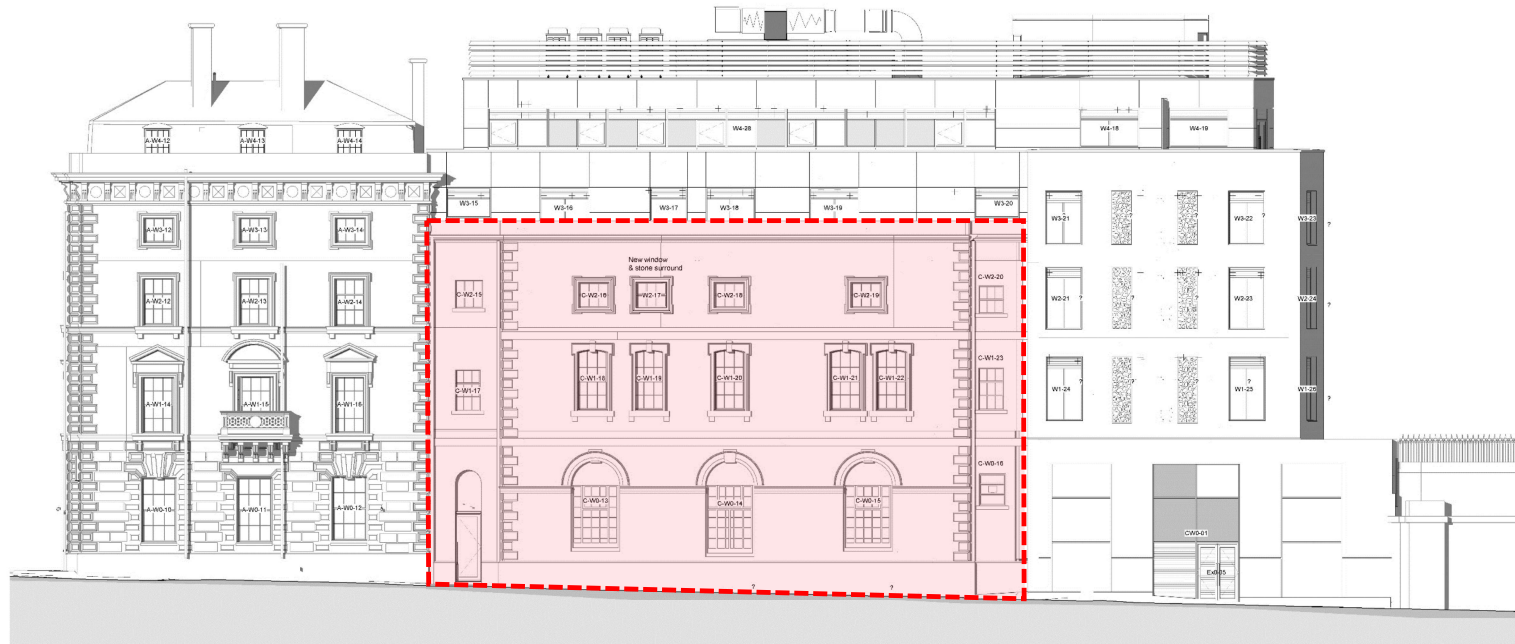
- Movement of the supported JW façade, while under support, could impact significantly the existing George hotel to which it is tied.

- Ground bearing pressures of the footpath and highway will not take ground bearing requirements of the retention scheme.

- Significant number of services within the JW Street footpath are impacted – results in redesigned bearing system – more cost.

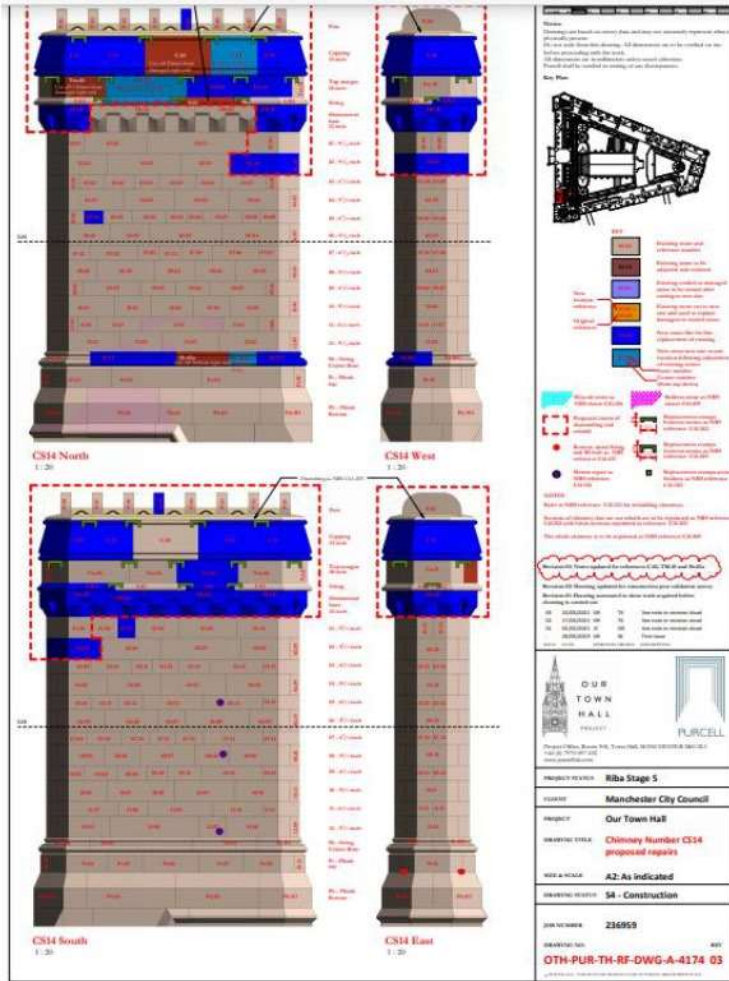
- Retention structure will dictate that JW Street will need to be reduced to 1 lane, potentially for 12 months

Project Analysis — Proposed JWS Elevation Risk Analysis



Consented scheme elevation indicates extent of the retained John William Street Façade .

Project Analysis — Henley Restoration and Remedials


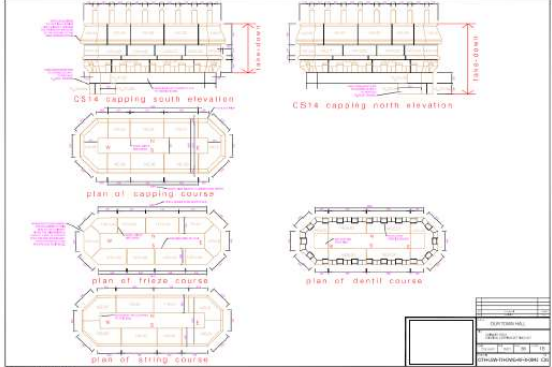


OUTLINE TECHNICAL METHOD FOR STONE INSTALLATION TO FACADE S

Planning and Setting Out

During the take down works Henley Restoration & Remedials's stonework have been recording, surveying and collating information regarding the existing Facades s. This information has been added to the Henley Restoration & Remedials Stonework existing Facade drawings (typical drawing of CS 14 has been attached) and where needed information has been transferred to the rebuild drawings. We have worked closely with Purcell's drawings, to provide drawings for the rebuilding element of our works and record the original details and new build details for cross checking. These drawings have been issued to the Architect and design team for approval.

This approval process, along with our survey information taken during the take down stage, will enable the rebuilding of the Facade s to be completed to high level of accuracy and compliance with our heritage requirements, quality assurance and high standards of workmanship we have built our business from.

Existing Facade DWG

Doc No: OTH-HRR-TRF-T58-X-0418	Rev No: P1	Issue: Tom Carsoe	Owner: HRR	Page 4 of 13
--------------------------------	------------	-------------------	------------	--------------

Manchester Town Hall – Grade 1 Listed.

During the take down works Henley Restoration & Remedials's stonework have been recording, surveying and collating information regarding the existing Facades. This information has been added to the Henley Restoration & Remedials Stonework existing Facade drawings (typical drawing of CS 14 has been attached) and where needed information has been transferred to the rebuild drawings. We have worked closely with Purcell's drawings, to provide drawings for the rebuilding element of our works and record the original details and new build details for cross checking. These drawings have been issued to the Architect and design team for approval. This approval process, along with our survey information taken during the take down stage, will enable the rebuilding of the Facade s to be completed to high level of accuracy and compliance with our heritage requirements, quality assurance and high standards of workmanship we have built our business from.

2. EVIDENCE OF CURRENT CONDITION AND DEFECTS – DEFLECTION, BELLING, FINES, WASH, ETC.

3. HOW THE DECONSTRUCTION WOULD BE IMPLEMENTED AS TO NOT DAMAGE BLOCK A.

4. HOW THE RECORDING OF THE OVERALL PROCESS SHALL BE PERFORMED – EXISTING CONDITION / DECONSTRUCTION / RECONSTRUCTION.

Please see further details on the following four pages.

High Level Heritage Take-Down & Re-Build Philosophy

East elevation St John Williams Street, Huddersfield.

DRAFT

25/02/25



Henley Restoration and Remedials Limited, has been instructed by GMI to produce an initial high-level sequence of planned works intended to safeguard the façade during the planned take-down and rebuilding of the façade on the east elevation of St John Williams Street. This sequence will require further insight and development as we progress with the survey works currently instructed.

The sequence for the take-down and rebuild of the east elevation of the George Hotel, a listed building façade, involves several key phases to ensure the preservation of historical values and compliance with heritage regulations.



The sequence of works planned is:

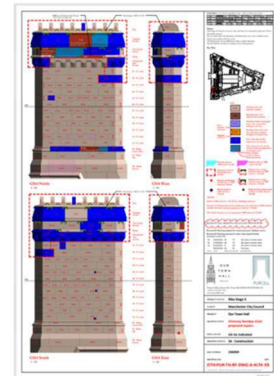
- 1) **Survey:** Conduct a thorough high resolution façade photogrammetry 3D survey. The survey of the building will document the existing condition of the facade and identify any areas requiring special attention, prior to any scaffolding or intervention works taking place, providing more time for all stakeholders to review the existing condition of the building. The survey will also provide a benchmark for its current condition. See QR code for example.



SCAN TO VIEW 3D MODEL OR ctf +
CLICK TO VIEW 3D MODEL

- 2) **Preparation:** Complete a survey to provide each stone with a unique reference recorded on bespoke stone take-down drawings. These drawings annotated with the following and will be developed during the take-down with the aim of having suitably developed drawings produced once the take-down works are completed:

- I. Unique stone reference number
- II. Stone sizes
- III. Repair plan
- IV. Alternation plan
- V. Opening dimensions
- VI. Setting out points
- VII. Running measurements
- VIII. Structural investigation requirements
- IX. Comments and notes for takedown and rebuild info
- X. Existing fixings
- XI. New intervention works i.e. restraints and new stone items
- XII. Arch formers



3) Planning

Produce a robust QA procedure and take -down stone schedule to record data and information to enable design development and rebuilding of the façade.

- I. Size of stone
- II. Condition of stone
- III. Photo of stone
- IV. Pallet number
- V. Status – spare, alteration, repaired or reused



4) Temporary works

Develop, design and produce a scaffolding access plan to accept loads from stone units on the building that need to be taken down, incorporating suitable lifting provisions, barriers, pit lanes and logistical systems around the facade to ensure safety for workers, public and heritage assets. Secure the area to prevent damage to surrounding elements of the building.

Develop a temporary works strategy to safely transport stone, materials and equipment around the façade and in addition install supports and props to safely distribute façade loads ensuring suitable and effective removal and rebuilding of the stone façade. The control of the load paths during a façade take-down need careful and thorough planning and installation.

5) Investigations before take-down

- I. Inspect and understand the existing adhesive and mechanical qualities of the existing stones and jointing arrangements.
- II. Analyse the condition of the mortar and reproduce similar samples for reuse.
- III. Understand adhesive nature of existing stone and mortars.
- IV. To avoid excessive damage to the historical stone fabric of the building, a clear understanding of the jointing arrangement used during its original construction is essential.
- V. Typically joints of large historic stones are often grouted using at times a cementitious grout with an addition of a joggle joint arrangement to reduce lateral movement in the stone. Considerations around removal need to be developed before completing take-down starts and test take-downs should be considered and reviewed to avoid any uncontrolled or unnecessary damage.
- VI. Bronze dog cramps and or slate pegs are also used on heritage buildings to further strengthen the stone joints. Establishing suitable removal and reintroduction methods needs to be considered during the take down and rebuilding phases.



- 6) **Structural Assessment and Stabilisation** Before and during the facade take down, vigorously assess the structural integrity of the remaining framework. Make any necessary repairs or reinforcements to the underlying structure to support the rebuild is essential. Systematic planning will be needed with other trades involved in the scheme including demolition contractor, temporary works designers and installers thereby ensuring unison of working practices is understood and the works delivered to client satisfaction.

- 7) **Careful Dismantling of Facade:** Using specialised equipment, hand tools, chain blocks, lewis pins and stone lifting straps begin the systematic removal of stone units and materials. Work in a top-down manner, ensuring that any reusable materials, such as bricks, stone, or architectural elements, are carefully catalogued with a permanent mark (on an unseen face) or tagged items to distinguish them, so following its storage time, it can be relocated in the same position for rebuilding.

During the take-down phase it is important to clean stone bed joints and jointing materials at this point, before they are placed into storage, to avoid double handling and possible damage. All stones will be palletised with suitable softening placed on strap locations, once secured the stones are checked to ensure number references are visible and correct coding noted. Then the pallet will be weatherproof shrink rapped and logged on the take-down schedule QA document.

Once all checks are completed the stone can then be sent to the designated storage facility. At this point the positioning of the stone should be ordered in a manner that enables the first stone is the last to be taken and vice versa for the last stone to be placed into storage. Stone should be stored on a hard surface and stillages to ensure good airflow around the unit and that they do not become overly saturated.

- 8) **Storage:** All stones will be placed into storage; at this point the stones that need reworking can be carefully resized to suit any new proposed plans. Alteration stone will be picked out from storage and reshaped in our masonry workshop. Once reshaping has been completed this will be logged on QA check sheet and the stone allocation schedule amended. Keeping good records is critical to any rebuilding project.
- 9) **Rebuilding Process:** Begin reconstructing the facade by using approved GA drawings and take-down information that have been developed during the take-down is highly important. Reusing original materials is the primary objective of all rebuilding of listed or historically significant buildings. If new materials are required, careful selection of compatible stone that match the historical stone is utilised.
- 10) **Restoration of Architectural Features:** Once the stonework element has been rebuilt it is important to survey the completed structure and restore or replicate any decorative features, including mouldings, cornices, windows, and doors, to match the original design. Provision of this must be completed sympathetically to ensure the historical qualities of the building are not lost.
- 11) **Finishing and Final Inspection:** Complete the facade rebuild by applying appropriate finishes, ensuring they blend with the building's historical appearance, along with selective cleaning methods. Perform a final inspection to verify that all work complies with preservation standards.



5. STATEMENT AROUND CHAIN OF CUSTODY (VESTING CERTIFICATE).

Please see Vesting Certificate on the following two pages.



VESTING AGREEMENT

This Agreement is made the day of:

1.0 BETWEEN

1.1 Henley Stone Restoration and Remedials Ltd, Unit C, Cedar Court Office Park, Denby Dale Road, Wakefield, West Yorkshire, WF4 3FU.

2.0 WHEREAS

2.1 The Client has engaged the Contractor to

2.2 The client has agreed to make payments to the CONTRACTOR for the materials as per the attached schedule which is to be vested under the condition of the vesting agreement

2.3 The vested materials is to be stored at

2.4 The materials are intended for the (incorporation into the project for the...)

3.0 Storage and delivery

The Contractor to the client that will;

3.1 Ensure the Vested Parts are protected against loss or damage

3.2 Deliver the Vested Parts to the Client as and when instructed by the Client and as per the Contract;

3.3 Not release the Vested Parts without prior written authority from the client.

3.4 The materials can be inspected upon a reasonable notice by the client

3.5 All materials to be marked, labelled and stored

4.0 Property and Risk in the Vested Parts

The Contractor / Supplier declares that;

4.1 Property title in the Vested Parts will pass to the client on receipt of cleared funds from the Client and subsequent payment to any suppliers to complete 'Chain of Ownership'; Materials are then free from all encumbrances and charges and are to pass title in materials absolutely

4.2 The Contractor will mark the Vested Parts clearly and permanently as property of Henley Restoration and Remedials Ltd / Client once title has been transferred

5.0 Insurance

The contractor / subcontractor will ensure the Vested Parts against loss or damage for their full value as per the Contract.

Included A/ Schedule of Vested Parts

Signed by a duly authorized signatory for and behalf of the Supplier / Contractor 1.1

.....

Signature

.....

Position

Head of Restoration

Signed by a duly authorized signatory for and behalf of the Client noted in 1.2

.....

Signature

.....

Position

.....

Signed by a duly authorised signatory for and behalf of the Client 1.3

.....

Signature

.....

Position

.....