ADEPT

CIVIL AND STRUCTURAL CONSULTING ENGINEERS



STRUCTURAL CONDITION REPORT

The George Hotel, Huddersfield

ENGINEERING BETTER TOGETHER

www.adeptcsce.com

Contents

1. Overview 2
2. Observations 3
3. Limitations of Report 40



CIVIL AND STRUCTURAL CONSULTING ENGINEERS

Client:	GMI Construction
Project Name:	The George Hotel, Huddersfield
Report Title:	Block A – Condition Report
Report Author:	James Hendry
Document ref:	00.24363 -ACE-ZZ-ZZ-T-S-0003
Date:	Apr'25

Revision	Suitability	Date	Author	Checked	Approved	Description
P1		14/04/25	JH	ML	AC	Report Issued.

1. Overview

1.1. Introduction

1.1.1. Adept Consulting Engineers were instructed by GMI to undertake a visual inspection of the Grade II* Listed George Hotel in Huddersfield.

1.1.2. The inspection was carried out on 27/03/25. The weather was dry and bright.

1.2. Scope of Report

1.2.1. This report has been prepared to record the findings of the visual inspection. The defects and areas identified will inform further investigation work and potential remedial measures moving forward.

1.2.2. This report should be read in conjunction with Ramboll Structural Condition Survey "1620012540-RAM-ZZ-XX-RP-S-001".

1.2.3. For the general condition of the suspended timber floors refer to Floyd Consulting timber report dated January 2025.

1.3. Building Description

1.3.1. The building is Grade II* listed under the Planning Act 1990 (List Entry No. 1277386). Block A dates back to the 1850s with alterations over the years.

1.3.2. Based on current observations, Block A is assumed to be a loadbearing masonry structure with a masonry basement retaining wall. Suspended floors are typically constructed of timber joists, although some corridor areas at Level 00 and Level 01 feature stone slabs spanning between masonry walls.

1.3.3. The ground floor layout has been modified over the years, particularly to open up the function room space. This is evident in the presence of steel / iron columns and beams within the first floor structure.

1.3.4. The roof structure comprises two adjacent duo-pitched roofs supported by perimeter walls at eaves level, an internal valley beam, and ridge-level beams. Horizontal timber ties span between principal rafters to prevent roof spread.

1.3.5. A 2021 condition survey conducted by the previous design team identified the roof as the primary source of water ingress into Block A. At the time of writing, the roof has since been repaired and is generally excluded from the current scope of works.

1.4. Location

1.4.1. The George Hotel is located on the corner of Railway Street and John William Street, in the centre of Huddersfield, overlooking St George's Square.

2. Observations

2.1. Basement

2.1.1. The basement of Block A was generally considered to be of reasonable structural condition. 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. Areas with signs of water ingress / damp surface corrosion to beams.

Location	Notes	Photo
B.01	Stone paving flags spanning between masonry walls observed in several areas. Concrete basement slab present, with isolated areas surfaced in stone paving flags. Heavy paint coating noted on masonry walls and soffit, which may be obstructing a full visual assessment of their condition.	

Location	Notes	Photo
B.02	Possible shear crack visible in soffit of stone slab.	
B.03	The vaulted masonry basement appears to be in generally reasonable condition, with no visible signs of longitudinal cracking or structural movement. Numerous service installations are suspended from the soffit.	

Location	Notes	Photo
B.04	A service hole is present within the vaulted masonry structure. It is likely that the masonry thickens toward the base of the vault. Timber floor construction observed at ground floor level above.	
B.05	Photograph of corridor located within the basement area beneath Block A.	

Location	Notes	Photo
B.06	Signs of damp and lack of cover to concrete reinforcement.	
B.07	Existing manhole in basement beneath Block A – further investigation required.	

2.2. Ground Floor

2.2.1. The Ground Floor of Block A was generally considered to be of good structural condition. The floor structure is 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.

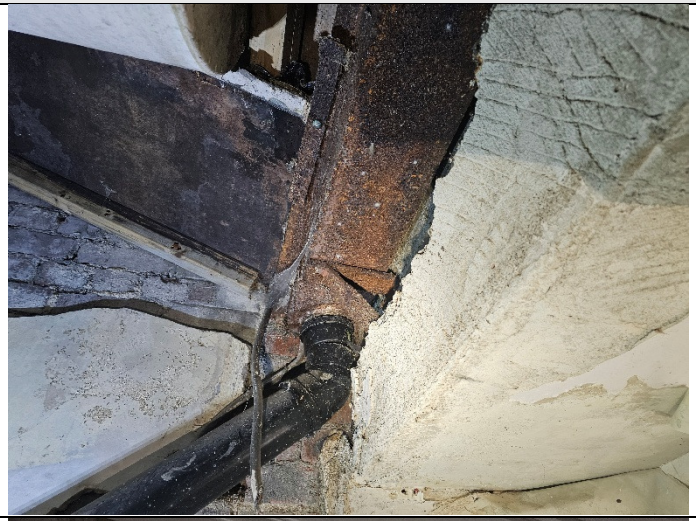
Location	Notes	Photo
G.01	Downstand structure supporting external wall above noted; further investigation required to confirm construction and condition.	

Location	Notes	Photo
G.02	Crack noted in wall finishes.	
G.03	Exposed steel beams supporting wall above, condition appears to be acceptable. Infill stud wall suggests the opening was potentially wider.	

Location	Notes	Photo
G.04	Exposed ceiling laths visible. Support structure above to be investigated.	
G.05	Exposed beams supporting walls above. Surface corrosion visible. Condition of support beams to be inspected.	

Location	Notes	Photo
G.06	As above.	
G.07	Exposed beams are likely supporting rear wall of central staircase. Surface corrosion visible. Condition of support beams to be inspected.	

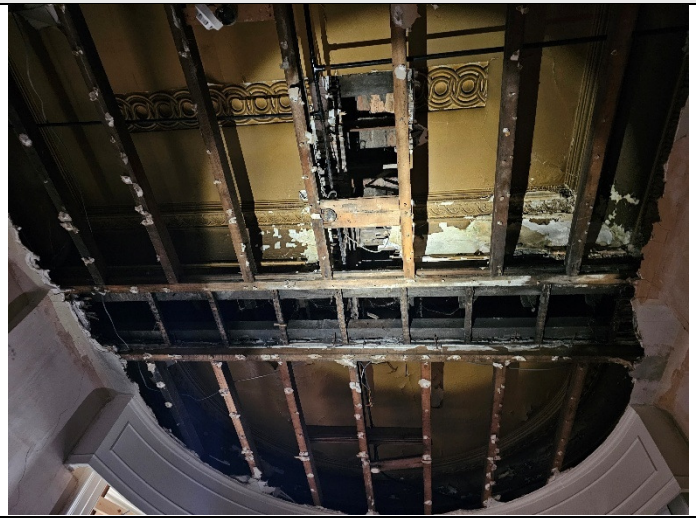
Location	Notes	Photo
G.08	Exposed beam supporting walls above. Surface corrosion visible. Condition of support beam to be inspected further.	
G.09	Structural connection showing signs of deterioration.	

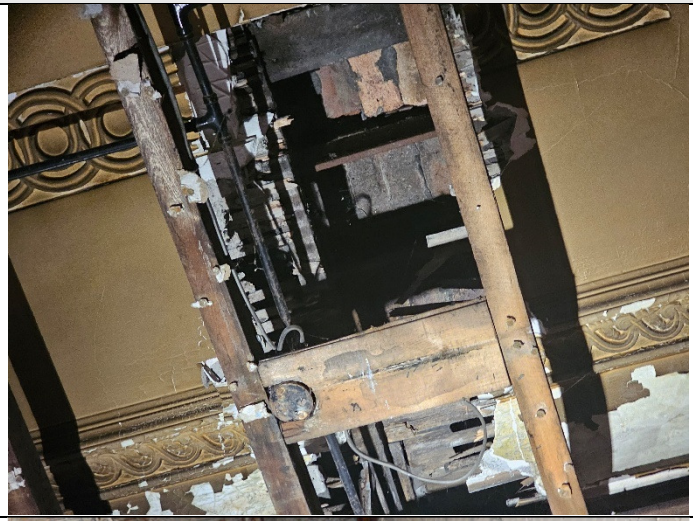
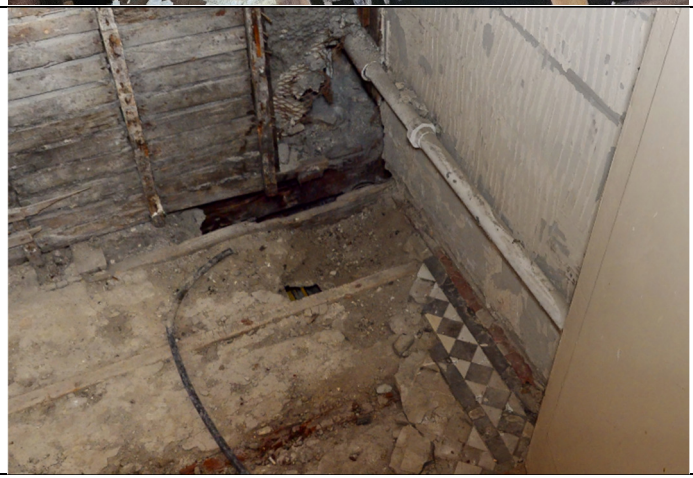
Location	Notes	Photo
G.10	Gutter to rear of central staircase. Surface corrosion visible.	
G.11	Hole in ceiling revealing soffit of stone slabs above at first floor level. Full extents of stone slabs at first floor level to be determined.	

Location	Notes	Photo
G.12	Modern plaster ceiling removed to expose extent of stone slabs at first floor level. As above.	
G.13	Hole in first floor structure.	

2.3. First Floor

2.3.1. 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 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.

Location	Notes	Photo
1.01	Modern plaster ceiling removed, and original ceiling and timber joists exposed.	

Location	Notes	Photo
1.02	Steel plate and bricks noted within ceiling. Suspect this is a section of infill floor above local to the later steel staircase. To be investigated further.	
1.03	Hole in floor as per photo G.13. Pugging visible between 275mm deep timber joists.	

Location	Notes	Photo
1.04	Plaster finishes removed; it appears that the internal wall is not bonded to the external wall.	
1.05	As above.	

Location	Notes	Photo
1.06	Photo of the 'signing room' at first floor.	
1.07	Cracks in lath and plaster ceiling to be investigated. Possible that the laths are coming away from the timber joists due to rusting nails etc.	

Location	Notes	Photo
1.08	As above. Cracks noted in coving.	
1.09	Notches noted in timber floor joists to allow for services. Pugging and pugging boards visible and have been removed in areas.	

Location	Notes	Photo
1.10	Cracks in wall and ceiling coving.	

2.4. Second Floor

2.4.1. 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 timber joisted floors supported by masonry load bearing walls.

Location	Notes	Photo
2.01	Cracks in wall above door opening.	

Location	Notes	Photo
2.02	Gaps in the architrave and cracks in wall suggest signs of movement. To be investigated further.	
2.03	Cracks in wall and ceiling coving.	

Location	Notes	Photo
2.04	Closer view of crack in wall from image above.	
2.05	Closer view of crack in coving from image above.	

Location	Notes	Photo
2.06	Cracks and water damage in coving.	
2.07	Cracks in coving.	

Location	Notes	Photo
2.08	Severe notches in timber joists noted.	
2.09	Debris and removed floorboards around existing plumbing.	

Location	Notes	Photo
2.10	Diagonal crack noted in both sides of the wall above the signing room suggest sagging in timber support beam.	
2.11	Existing floorboards removed. Pugging visible.	

Location	Notes	Photo
2.12	Photo of timber support beam supporting the wall above the signing room. Further investigation required to determine geometry and overall condition, including end bearings.	
2.13	Fire damage to door frame and wall above. Crack in wall finish.	

2.5. Third Floor

2.5.1. 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. Structure is timber joisted floors supported by masonry load bearing walls.

Location	Notes	Photo
3.01	Vertical crack and holes noted in wall.	

Location	Notes	Photo
3.02	Closer view of void behind wall from image above.	
3.03	Signs of water damage to wall and ceiling.	

Location	Notes	Photo
3.04	Signs of water ingress in corner of room.	
3.05	Ceiling plaster cracking and falling away.	

Location	Notes	Photo
3.06	Large cracks in ceiling plaster finishes.	
3.07	Water damage and cracks in corner of room.	

Location	Notes	Photo
3.08	Void and debris revealed behind removed plaster.	
3.09	Water damage and cracks to wall and ceiling.	

Location	Notes	Photo
3.10	Crack forming from corner of door frame.	
3.11	Large gap in fourth floor structure thought be part of the previous works.	

Location	Notes	Photo
3.12	As above.	

2.6. Fourth Floor

2.6.1. The Fourth Floor of Block A showed significant areas of previous water ingress / damage at window locations set within the mansard roof, with existing finishes having failed in many spaces. Structure is timber joisted floors supported by masonry load bearing walls.

Location	Notes	Photo
4.01	Large crack in wall adjacent to window.	

Location	Notes	Photo
4.02	Small nails visible in floorboards where boarding has been removed.	
4.03	Cracks in ceiling.	

Location	Notes	Photo
4.04	Cracks in ceiling and wall finish starting from corner of door frame.	
4.05	View of fourth floor corridor space and existing roof structure which is outside the scope of this report.	

2.7. External – Car Park Historic Wall Adjacent to St George's Square.

Location	Notes	Photo
Car Park Historic Wall Adjacent to St George's Square.	External retaining wall observed to be in generally poor condition, with a noticeable lean towards Block A. Brickwork piers appear to have been retrospectively added to provide some degree of stabilisation. Foundation details are currently unknown. Vegetation growth noted at the base of the wall, which may be contributing to ongoing deterioration.	

Location	Notes	Photo
As above.	As above. Railing and stone coping are also in poor condition and appear to be coming away from the wall below.	
As Above.	Closer view of brickwork buttress piers.	

Location	Notes	Photo
As Above.	Presence of a stone lintel and surrounding brickwork suggests that the former opening has been infilled. Further investigation is recommended to confirm whether voids remain beneath the ramp or if the area has been fully backfilled.	
As Above.	As above.	

3. Limitations of Report

3.1. Limitations of Report

3.1.1. The limitations of our structural inspection report are included in the text at the end of this report.

Report prepared by
James Hendry BSc (Hons) IEng MICE
For and on behalf of Adept Consulting Engineers Limited.
April 2025

Limitations of Report

a) Adept Consulting Engineers Ltd have prepared this report for the sole use and benefit of the client and/or his appointed agent only and no liability is accepted to any third party who may seek to rely on the whole or any part of this report. Should the client not act upon specific reasonable advice contained in the report, no responsibility is accepted for the consequences.

b) Comments are restricted to those elements of the structure which are loadbearing and/or provide stability to the buildings, and to the external envelope. Non-structural items of interior or exterior fabric are excluded, except where deterioration or damage to such items may have caused or may in the future cause, damage to or loss of integrity of the structure.

c) Comments are restricted to those elements of the structure which were readily available for visual inspection and exclude all items or elements which were covered in any way by, for example, fittings, fixtures, carpets, floor coverings, furniture, stored goods or plaster/finishes etc. or any items which are buried. No "opening up" of the structure or exposure of foundations took place and none of the above items were moved or disturbed.

d) The external inspection of the roof, chimneys and rainwater goods, was made from ground floor level. It should be noted that the efficiency of rainwater goods, which may appear in good condition, can only be assessed if there is heavy rain falling during the inspection.

e) Roof voids are only inspected from the access hatch, unless there are fully boarded walkways and adequate light available. Should it be felt necessary to make a more detailed inspection and walkways or light are not available, suitable access arrangements may need to be made, the costs of which would be the responsibility of the client.

f) Similarly basements or under floor voids will only be inspected if adequate light and safe access are available.

g) It is not practical to itemise every defect and minor defects which are obvious to the layman are not generally noted unless they are symptomatic of a more serious underlying structural fault.

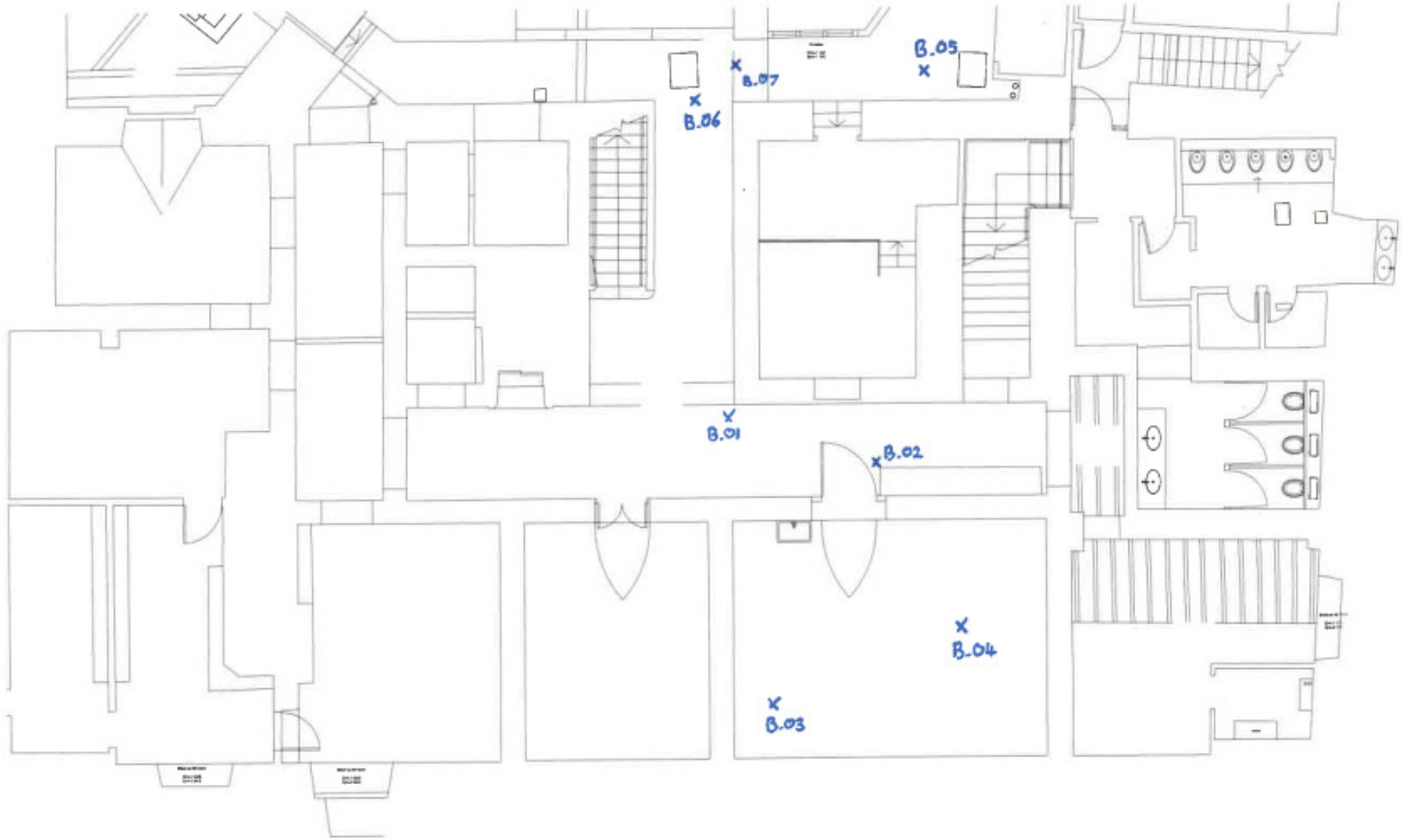
h) The inspection does not include any services in or to the building and the services of appropriate experts should be sought if deemed necessary.

i) The detection and eradication of timber infestation and rising damp are specialist matters and as such are outside the scope of this report. We would, nevertheless, recommend that a firm of appropriate experts should be employed to carry out an independent survey and prepare a report.

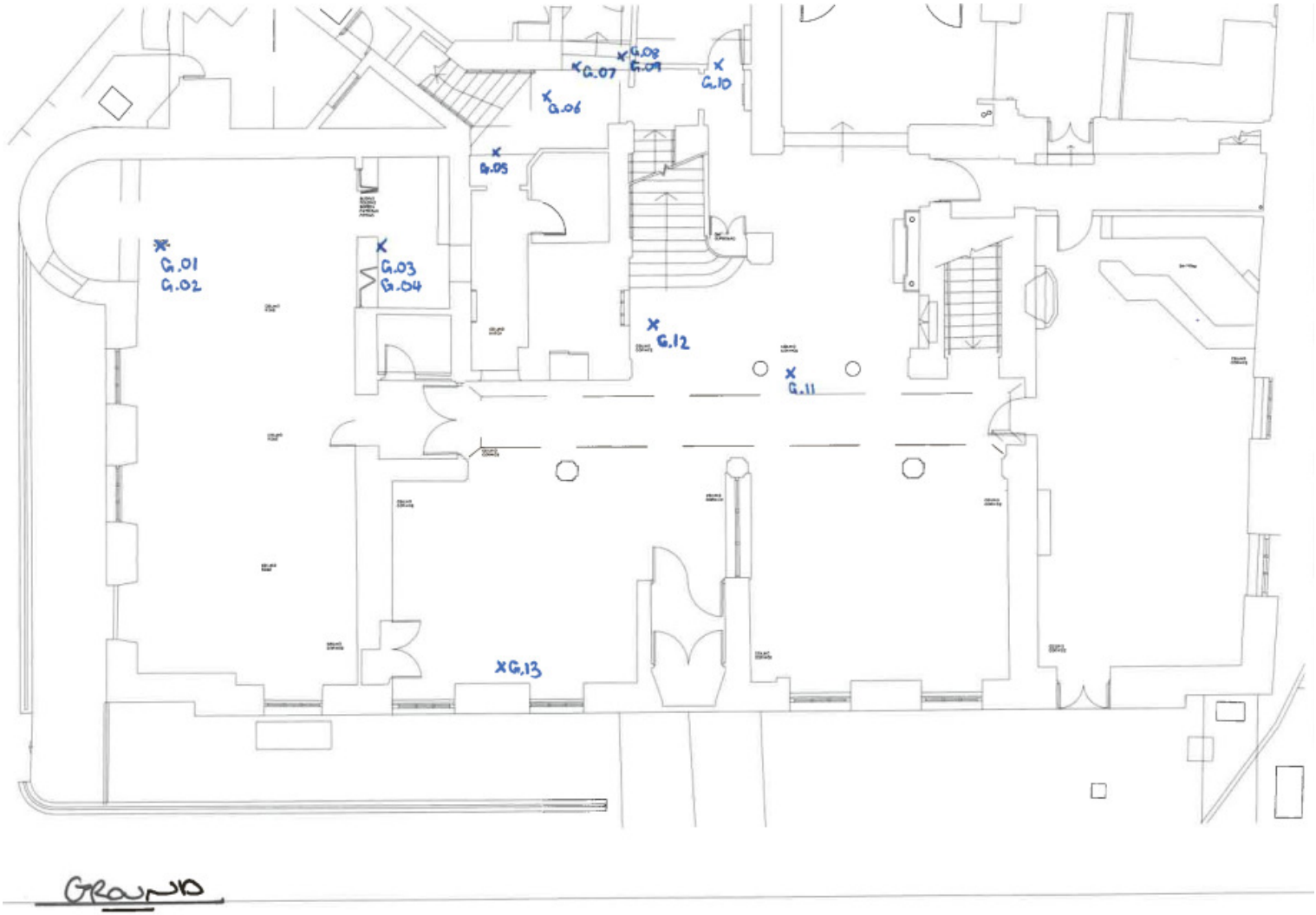
j) Although mention may be made in this report, we have not carried out an exhaustive survey as to whether hazardous or deleterious materials such as asbestos is used in the construction of the buildings, neither have we carried out any tests or other investigation to determine the presence or otherwise of methane gases or other noxious substances of any kind whatsoever on the site. Appropriate experts should be consulted if deemed necessary.

k) It should be noted that further deterioration of existing defects, or the presence of any defects undetectable at the time of the inspection, cannot be ruled out.

Appendix A
Key Plan

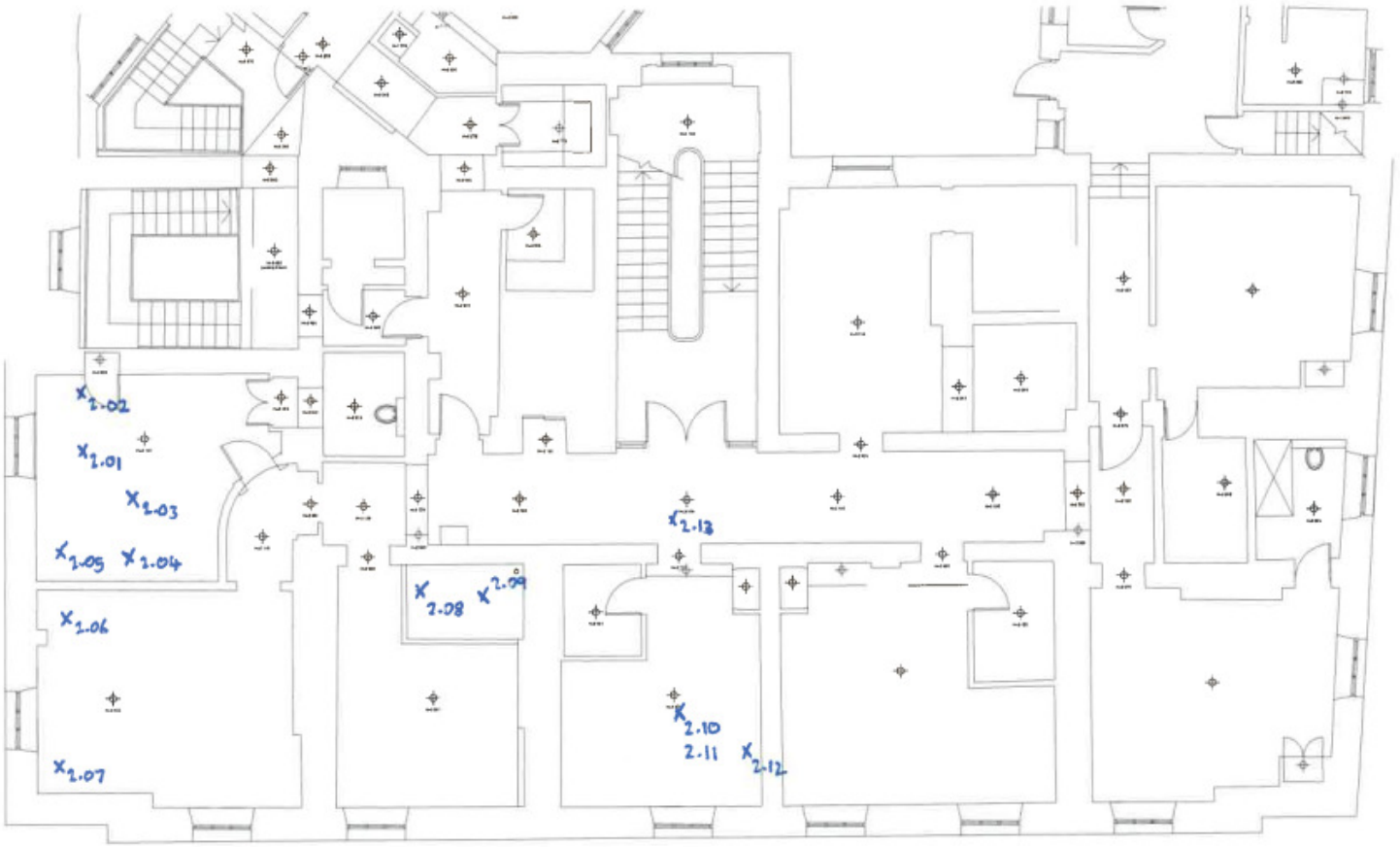


BASEMENT


G.01
G.02
G.03
G.04
G.05
G.06
G.07
G.08
G.09
G.10
G.11
G.12
G.13
Ground



FIRST


X 2.02
X 2.01
X 2.03
X 2.05
X 2.04
X 2.06
X 2.07
X 2.08
X 2.09
X 2.13
X 2.10
2.11
X 2.12

SECOND



THIRD



FOURTH

END OF REPORT