2024.00373.000

# George Hotel

## Refurbishment (Planning & LBC)

## Response – Historic England (John William Street Wall).

## 25.06.25

Shaping places that have a positive impact

June 2025

# Index


- Introduction
- Consultee response
- Dialogue (Original Application)
- Dialogue (This Application)
- Summary (Applicant Formal Response)
- Appendices:
    - 01 App A – (Appendix 7 - RDG Temporary Works)
    - 02 App B – (Preliminary Deflections)
    - 03 App C – (MGF Interim Retention Design)
    - 04 App D – (Structural Inspection Report Extract)
    - 05 App E – (Structural Deflection Record)
    - 06 App F – (Construction Impact Risk Assessment. MK V04b)


| Revision | Date | By |
|---|---|---|
| 01 | 25.06.25 | AHR Building Consultancy<br>GMI Construction |
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# Introduction

## AIM OF THIS REPORT:

The aim of this report is to provide the Lead Planning Officer and relevant parties with a singular point of reference in respect of the submitted material, the Statutory Consultee's queries/ comments and a record of formal response by the applicant and/ or their appointed sub-consultants (Specialist).

The report seeks to cover the following key matters in some way:

- **Consultee Response**
    - Matter/ query raised by Historic England and the LPO

- **Dialogue (Original Application)**
    - Original commission - Introduction
    - Planning Justification – John William St (Original).
    - Retention Block C (JWS Elevation) – Original application:
    - Outcomes (Planning and LBC original submission).

- **Dialogue (This Application)**
    - Structural condition of the wall.
        - Deflection
        - Fines wash
        - Foundation/ Ground condition
    - Structural connection with other fabrics.
    - Buildability of original façade retention
        - Size of retention (Original Ramboll design)
        - Underpinning works (buildability)
        - Impention onto the roadway/ closures. (Services risk).
        - Risks (Construction, cost and heritage material).
    - Options:
        - Do Nothing – Block B&C in poor condition and could potentially make a hotel delivery/ operation unviable, structural stability risk.
        - Continue façade retention.
        - Deconstruct and reconstruct JWS Wall.
        - Summary of decision/ statement

- **Applicant Proposal**
    - Design approach
        - Better understanding of ground condition
        - Lower risk in respect of conservation harm.
        - Lower risk in respect of construction sequence/ buildability.
        - Cost certainty/ viability
        - Is deconstruction and reconstruction the only option available?

    - How would deconstruction be performed?
        - How the deconstruction would be implemented as to not damage block A.
        - How the recording of the overall process shall be performed – existing condition / deconstruction /.
        - reconstruction.
        - Statement around chain of custody (Vesting Certificate).

# Consultee Response

**Ref:** Meeting Minutes Template-(25-05-15).pdf
**Date:** 15.05.25
**From:** Kirklees Planning Department
**Officer:** Jillian Rann

The lead planning officer has formally posted comments upon the portal and has made the following **request for information/ clarification:**

*Initial feedback from the Historic England statutory consultee queried the submitted document "L054-GMI-XX-XX-RP-A-08806_P1 - John William Street Wall.pdf" and require further clarification and evidence in respect of these works. They request that further evidence and professional statement be provided covering:*

- *Any changes in brief between the original approved application and this new application (noting change in design team).*
- *Clarity around investigations performed/ assessments.*
- *Dialog and evidence as to why the previous retention has been deemed impracticable and the method of option appraisal utilised to determine this.*

It has been agreed in recent discussions between the applicant, LPO and Historic England officer that this reporting statement shall be written in an "accessible" manner so as to focus on sequence of decision making and clarity due to the complexity of the inter-disciplinary matters feeding into the reconstruction proposal.

It has been confirmed also that this report shall focus solely on matters relating to the John William St wall and associated enabling/ retention works with justifications relating to significance and demolition in other parts of the Hotel grounds being addressed in other dialog/ reporting.

It is reiterated that this report is not intended to be any form of engineering basis of record but to address and demonstrate the Client, Heritage Consultant, Principal Contractors and Design Teams approach and decision making in determination and submission for the proposed John William St Deconstruction and Reconstruction.

# Dialogue (Original Application)

**Original commission - Introduction**

The original design was developed as a multi discipline approach design on the back of a 2 stage D&B contract with the principal contractor being appointed to deliver investigative and design services under a PCSA (Pre construction Services Agreement) to inform the clients RIBA Stage 1 “Preparation and briefing” approach and ultimately the final RIBA Stage 4 designs.

It is important to note that at the beginning of this appointment, there were a significant number of matters relating to building condition, structural stability, historic fabric and viability which all needed to be explored before a design could be fixed upon.

The RIBA Stage 2-3 concept designs were developed and presented for consultation (Preapplication) 25th Nov 2022 with a proposal demonstrating the deconstruction (demolition) of a vast majority of the Blocks B&C buildings and the retention of the entirety of the Block A section of the building. Principal justifications for these works was achieved based upon:

- Significance Assessment (justification for major demolitions).
- Project viability linked to a minimum of 91 Rooms (beds).

The Designs were developed along the above principles and submitted for planning and LBC consent on 12 January 2023 with consultation finishing in early March 2023.

It should be noted that the designs were developed with a key aim to retain where practicable the JWS elevation in response to the significance assessment, Conservation Officer comments, public consultation comments and other consulted parties.

**PLANNING JUSTIFICATION – John William St (Original).**

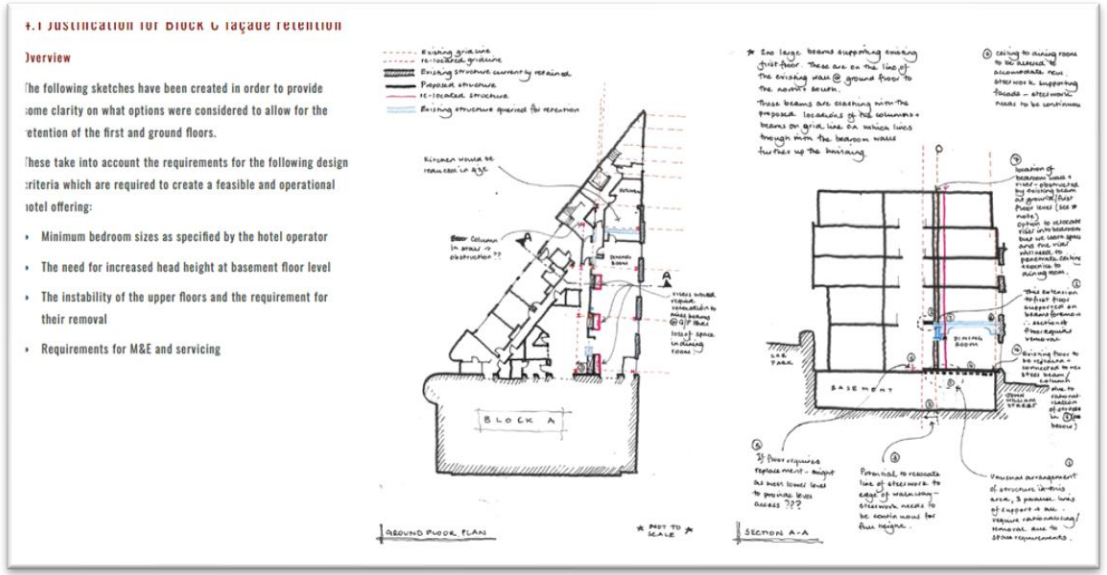
In a similar manner to the queries raised in this application – the previous applicant Authored and submitted a “Response to Historic England Comments Rev P1” planning doc reference:

- 01 2023-90112_+Covering+letter_986211.PDF

**CTD:**

In this planning justification the applicant evidenced consultation going back to 2021 with Historic England, Victorian Society LPA/ Conservation parties and goes into great detail as to the demolition justification generally but also in Section 4.1 dialog as to why façade retention was at that time considered to be the primary route of justification.

Extract of “Response to Historic England Comments Rev P1” Section 4.1 Page 15:



# Dialogue (Original Application)

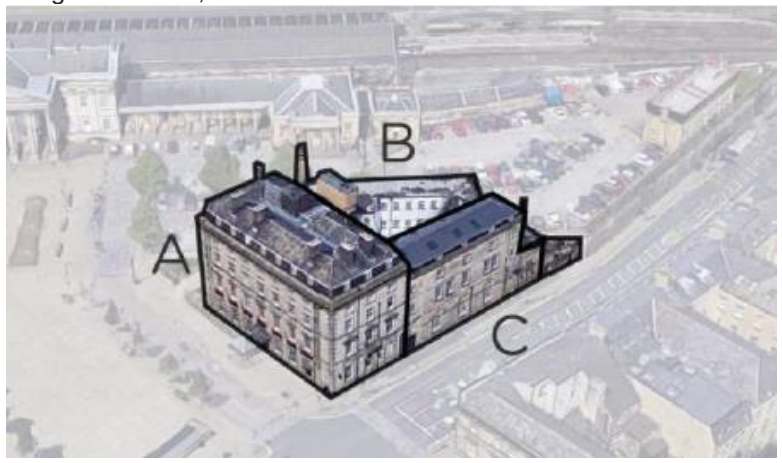
**PLANNING JUSTIFICATION – JOHN WILLIAM ST (ORIGINAL) - CTD**

Key matters worth noting in this justification were:

- Minimum bedroom sizes as specified by the hotel operator
- The need for increased head height at basement floor level
- The instability of the upper floors and the requirement for their removal
- Requirements for M&E and servicing.
- Unusual structural arrangement in basement.
- First floor corridor Bock B structural capacity issues.
- Structural First floor beams (Courtyard Wall Block C) structural capacity issues.
- First floor – general structural integrity issues.

In summary, the applicant has demonstrated as part of the approved process that the principle of demolition of the large majority of Blocks B&C (with JWS wall retention) was the only viable route due to historic structural and future viability reasonings.

Image: Blocks A, B & C Reference:




**RETENTION BLOCK C (JWS ELEVATION) – Original application:**

The reasons behind the proposed demolition works are complex and interrelated as set out in the Structural Report (Ramboll December 2022, page 20) and Design and Access Statement addendum (Bowman Riley March 2023, page 18) and it is noted that under the previous application, it was accepted by Historic England that the proposals were in principal justified under their correspondence ref: L01555367 (Planning portal ref, 05 2023-90112_+ Consultee+Responses_988657.PDF) with their comments as follows:

*Historic England Letter Ref: L01555367 dated 9 May 2023 (Extract Page 3).*
*Works to Blocks B and C.*

*The western rear range (Block B) and central ballroom of the George were excluded from the listed status of the building following a review in December 2022. The proposed demolition of these elements would have a minimal impact on the significance of the listed building and the character of the conservation area.*

*It is also proposed to undertake what amounts to a façade retention scheme of the eastern rear range (Block C). The reasons behind the proposed demolition works are complex and interrelated as set out in the Structural Report (Ramboll December 2022, page 20) and Design and Access Statement addendum (Bowman Riley March 2023, page 18). Following careful consideration and advice from our own Structural Engineers, we are satisfied that there would be a requirement for significant structural intervention into Block C even if it was retained and refurbished. The extent of demolition proposed would result in a loss of some historic fabric, but the overall harm to the significance of the listed building through the loss of this fabric would be less than substantial.*

*The acceptability of the façade retention scheme is also contingent on the quality of the proposed new-build and its relationship with the retained elements.*

# Dialogue (Original Application)

**RETENTION BLOCK C (JWS ELEVATION) – Original application - CTD**

Retention Option Appraisal:

See appendix ref: *01 App A - Appendix 7 - RDG Temporary Works*

In December 2022 the temporary works contractor RDG was commissioned by the applicant to explore the options and risks associated with the Façade retention noting that at that time, there were issues not just around retention of a façade (in the event of Block B general demolition) but also around concerns then being raised by initial ground investigation reports and the stability of JWS wall in principle.

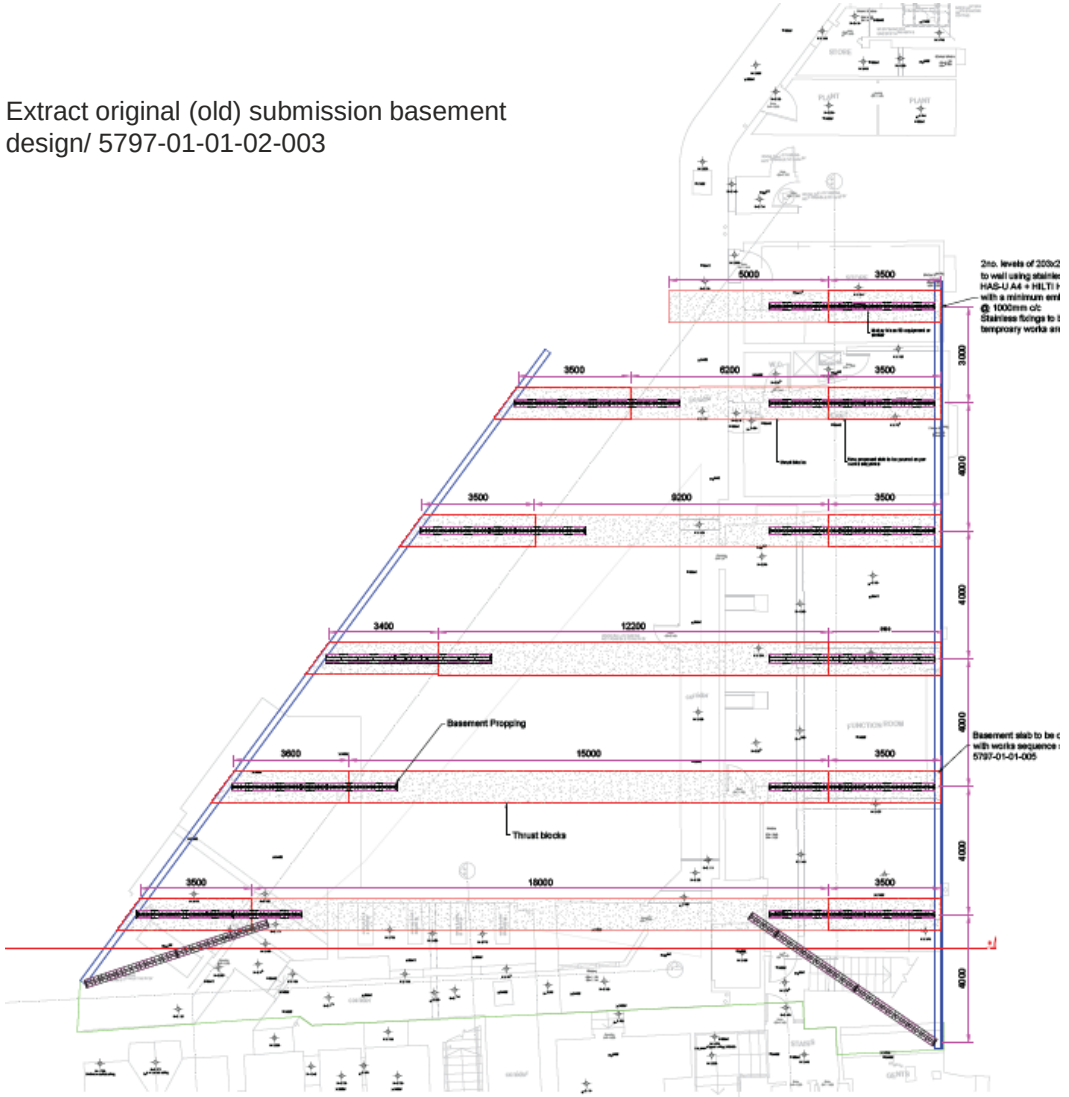
The retention option report is in appendix 1 of this document but can be summarised as:

- Option 1 was recommended as best (Walers one side with mass towers & through bolt).
- Extensive thrust blocks would be required in basement (approx. 1m wide at 4m ctrs to entire footprint of Blocks A & B prior to mass demolition).
- Entire length of JWS wall will require underpinning with associated risks.
- Ground anchor works risk (undefined).
- Projection approx. 2m to roadway (would require agreement for say 2 year road narrowing and associated roadworks (islands and lights).

It is noted that this options report at that time had not developed to RIBA Stage 4 design level and as such required further testing in respect of deflection/ framework viability, general historic wall condition (internal) survey & ground condition evaluation to allow full validation of the practicability around retention.

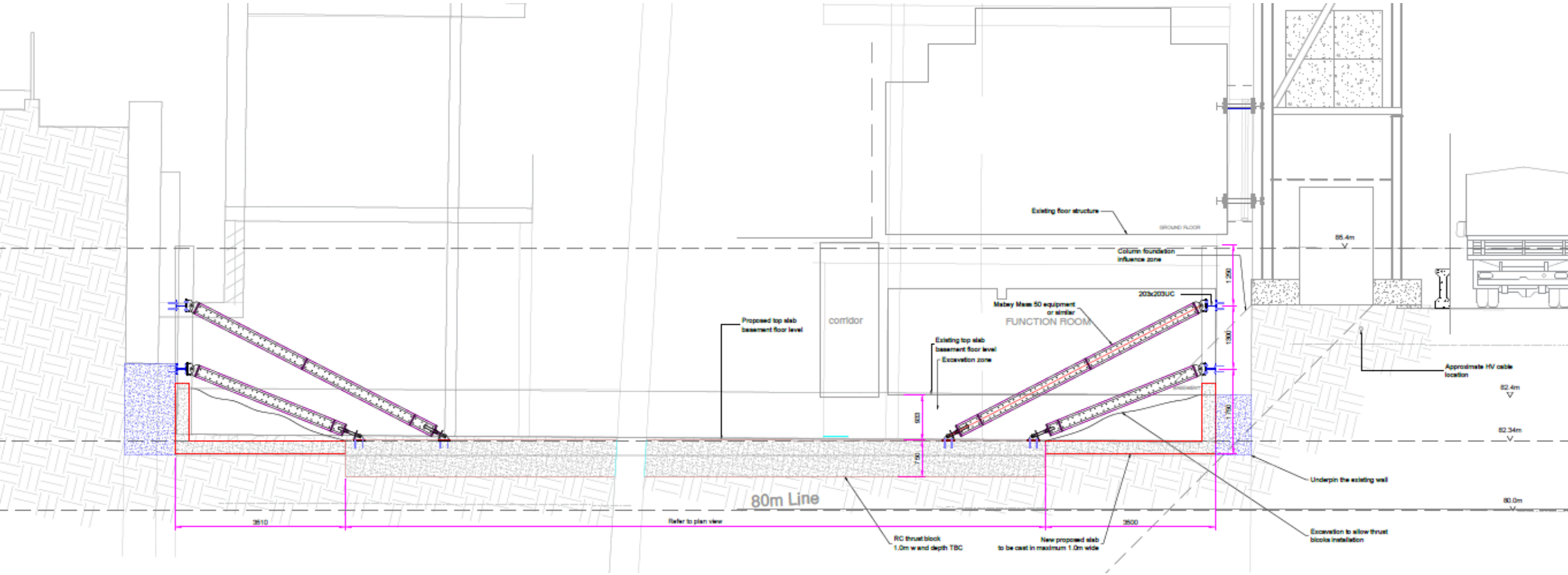
It is also noted that the cost related to these works proposed were deemed to be of such a nature as to affect the cost viability of the scheme as a whole due to general issues around ground condition and further design viability and costing/ practicality assessment was required before this approach could be fully validated . This is common where planning is typically RIBA Stage 3b level and further design development in Stage 4 required before approach is finalised.

Extract original (old) submission basement design/ 5797-01-01-02-003



# Dialogue (Original Application)

Extract original (old) submission basement design/ 5797-01-01-02-004
Basement Propping & Underpinning



# Dialogue (Original Application)

**RETENTION BLOCK C (JWS ELEVATION) – Original application - CTD**

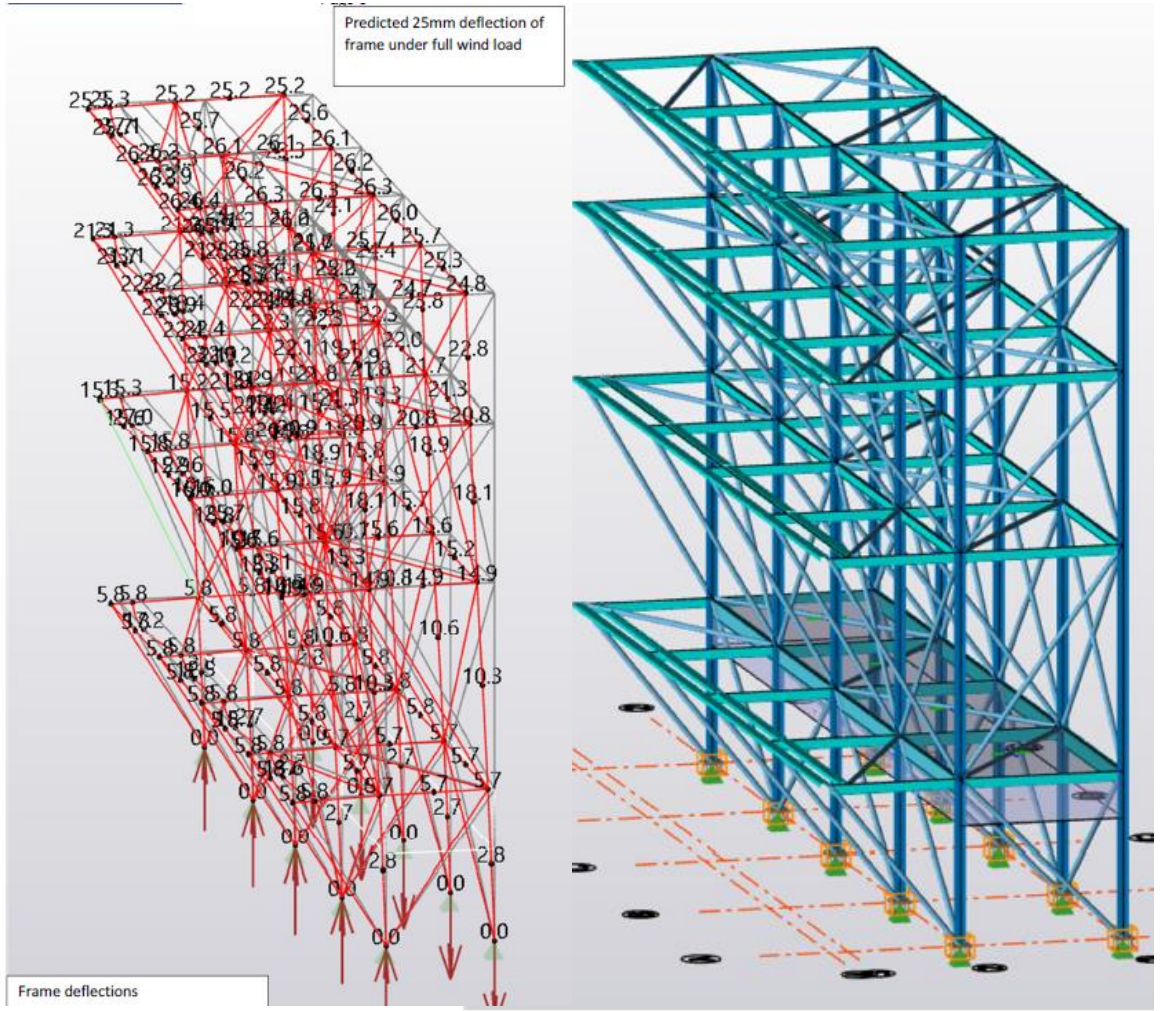
Preliminary Frame Deflection Evaluation

See appendix ref: *01 App B - Preliminary Deflections*

In July 2023, to advance the application design and in an aim to ensure the retention proposals were feasible in principle, the specialist engineers “Nolan Associates” were appointed to perform a preliminary deflection review of the potential John William St façade assuming the previous RDG stabilisation works were performed, what practical elements of the retention would look like and their engineering performance.

Limitations at that time were the roadway, condition of the wall, site exposure and sequence of works but it is noted that whilst the retention frame could in theory be supplied and installed, the calculations revealed (as demonstrated on Page 3) that the proposal would still represent a risk of 25mm (12.5mm +/-) frame deflection under wind load which could not be designed out at that time.

Extract original (old) submission
01 App B - Preliminary Deflections



# Dialogue (This Application)

**NEW APPOINTMENT OF CONSULTANTS AND REVIEW:**

As clarified in the introduction, following the achievement of the planning approval, a cost analysis and risk analysis was performed by the then principal Contractor and Client which led to the raising of awareness around risk mitigation and associated cost placing the overall project expenditure risk significantly outside the threshold of the previously calculated budget thresholds. More importantly the number of structural, performance and compliance risks were deemed of greater concern to the project.

The applicant would note also at this time that matters around the upcoming building safety act and associated compliance standards and compliance methodologies meant that many of the strategies in respect of fire control and compliance were now considered to not be best practice leading to a root and branch review of the project and brief/ approach.

The contractor GMI was approached to review the project as a whole and subsequently appointed to form a new multi-discipline design team to review the designs, submissions and address the following key questions:

- With changes to legislation – what could or should be done differently.
- What can be done to address the list of open construction, legislative and cost related risks to reduce the likelihood or impact.
- Now that the general condition (investigations) have been performed, what would or could be done differently?
- Explore opportunities in respect of simplification of construction, design and material supply chain.
- How could the risks and matters associated with the Listed Building Consent conditions be addressed and options explored to reduce the risk of material harm particularly in Block A

**NEW APPOINTMENT – CONSULTANT REVIEW**

Upon appointment the new Principal Contractor GMI and their design team performed a root and branch review of the project information to date, in particular seeking to address risk & cost but also asking fundamental questions such as:

**NEW APPOINTMENT – CONSULTANT REVIEW (Ctd)**

- Is the current design buildable in respect of working sequence.
- Can the proposed John William St foundation works be practicably performed prior to the demolition of the floors above?
- How is the working sequence of the JWS façade retention linked to the foundations and strengthening required?
- Is there sufficient information/ understanding of the overall construction of the JWS Wall to be satisfied that the proposed retention with its 25mm deflection risk not lead to further harm or risk to the building as a whole?
- The central atrium retention places high reliance on active systems rather than passive and compartmentation leading to occupation and operational risk – can this be rationalised/ simplified.
- The fire strategy required the complete loss of Block A floor structure with associated risk to the rest of the heritage fabric and plasterwork – could this be reduced in both impact and risk by adopting a different construction and fire strategy?

The above are just a few simplistic examples of the types of questions being asked within the new design team in the design review which lead to a further unpacking of issues with the design as it stood approved at planning (with condition).

Key outcomes of this review identified 3 key areas of concern which will be expanded on further in this statement:

1. **Heritage -** The material loss relating to Block A floors could theoretically be reduced significantly.

2. **Basement –** the additional basement level works bring untenable risk and associated cost into the works both from a constructability and risk perspective due largely to ground condition

3. **Façade retention –** the current proposal did not appear sufficiently derisked to justify continuation of the proposed works without further investigation and analysis.

# Dialogue (This Application)

**JOHN WILLIAM STREET WALL CONDITION**

One of the key matters surrounding the JWS wall was the assessment of the wall condition itself, its construction, suitability for retention and its inter-connectivity with other structural element as the information presented in theory would require some significant interventions at basement level prior to even considering the installation of retention structure and subsequently the key questions arose:

1. **Historic Condition Understanding** - Is the structure sufficiently understood and historic movement understood upon which to base a construction sequence with safety consideration for operatives to be based upon?

2. **Deflection** - Is the historic movement, deflection of the wall itself indicative of other matters worthy of the retention consideration?

In answering these questions, a key part of the assessment is in the original Ramboll structural condition survey report submitted under the original application ref: 1620012540-RAM-ZZ-XX-RP-S-001 George Hotel P01" performed in September 2021.

This in section 7.3 identified water ingress throughout and in particular historic ingress to the top for the JWS wall area. In section 7.6.2 it makes the following statement:

*7.6.2 Centre of Block C L01*
*It was noted that cracks and gaps in the finishes in Block C suggested movement of the eastern wall. This area was previous strengthened and altered at roof level to create a new attic space (with floor strengthening structures hung from the new attic structure). It is recommended that in the areas of cracking, as identified on the First Floor Plan in Appendix A, the finishes are to be removed to establish if cracking is present in the underlying structure. It is also recommended to check the interface of the floor with the walls to see if there is sufficient bearing of the timber joists with any outward movement of the existing wall. Floor/ceiling finishes above and below this floor structure are to be removed local to the cracking to assess floor/wall interfaces*

As will be explored further, this is one of the key matters of inter-connectivity the designing parties and constructing parties have had to consider in that "is the structure itself capable of withstanding modification and retention without risk to operatives or further harm".

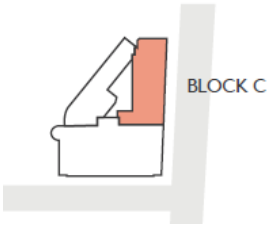
In further dialog within the report, the engineer has made the statement:

*7.10 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 connections between the purlins and the timber joists. It is recommended that a more detailed structural review is completed to identify any required remedial works. It is also recommended to check if the Building Regulation submission for the Block C roof amendments/strengthening is available so the original design intent can be understood.*

To clarify (and supplied by addendum by extract) it was found that the steelwork strengthening designs had not been performed with any form of Building Control approval and that indeed, this additional loading and its subsequent impact upon the structure below is an unknown factor (additional loading to walls already showing deflection).

In summary, there is evidence not only of deflection to the upper 2 stories of JWS wall but also the wall facing the courtyard again raising concern around the ability of the JWS wall to withstand the nature of the significant interventions proposed relating to the basement stabilisation, underpinning but also the façade retention foundations proposal.

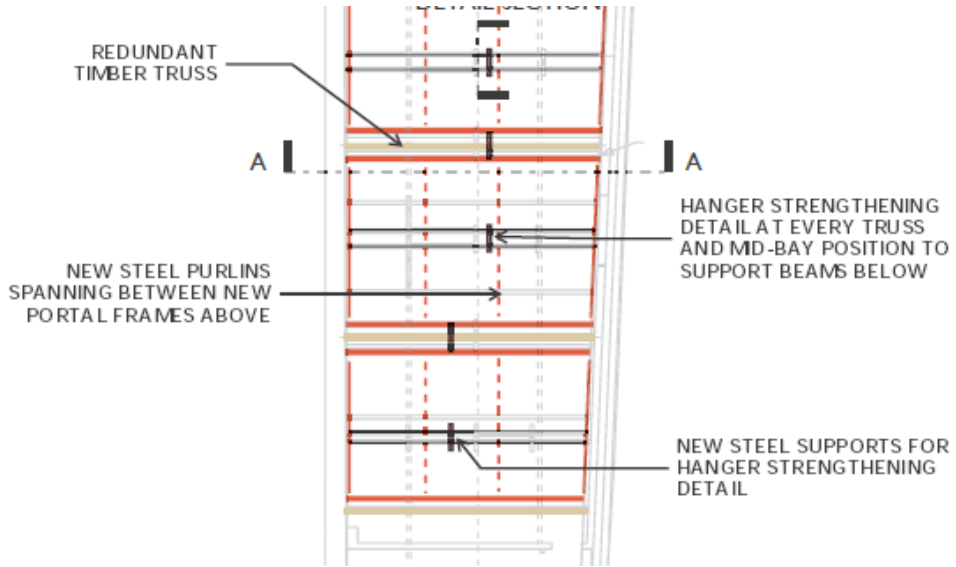
# Dialogue (This Application)

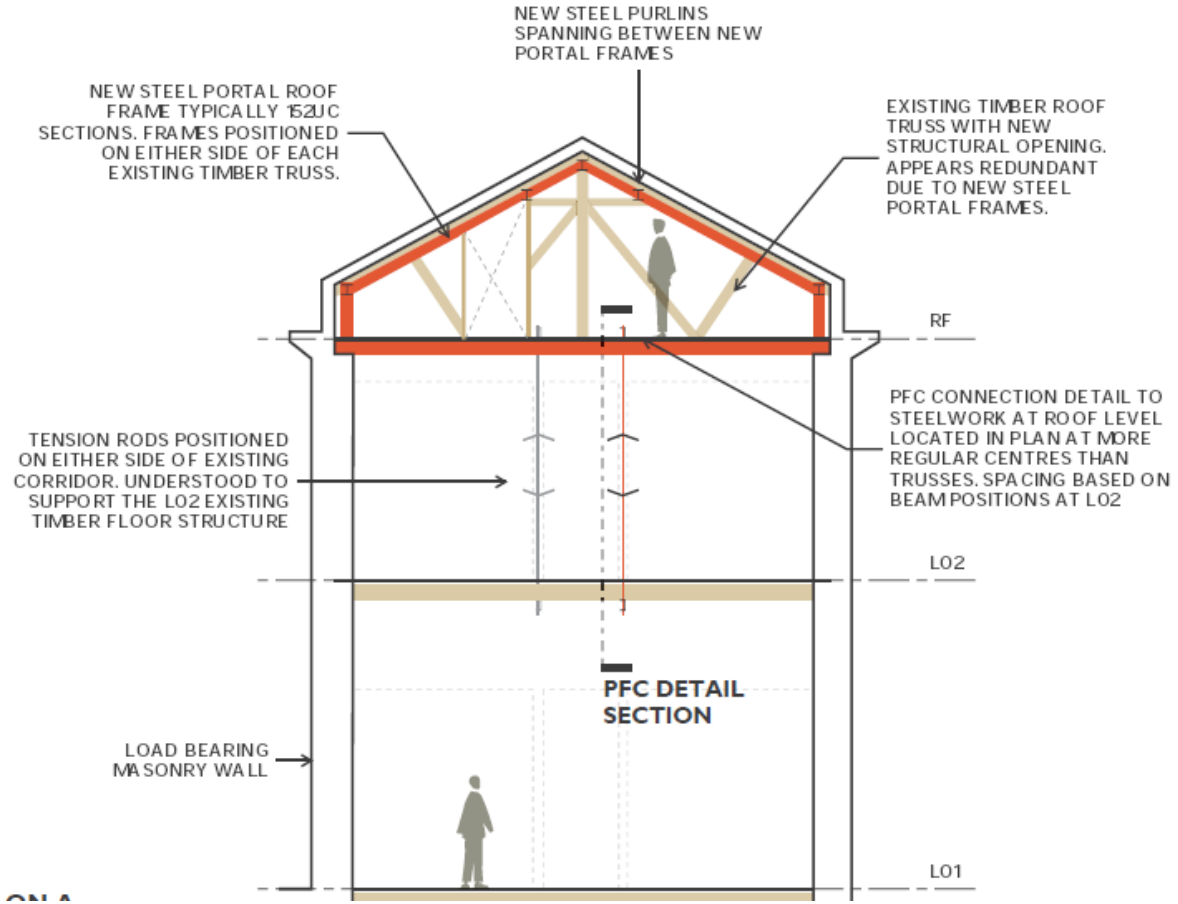



**JOHN WILLIAM STREET WALL CONDITION (Ctd)**

Extract of Ramboll Structural report ref: 1620012540-RAM-ZZ-XX-RP-S-001 George Hotel P01

*This shows elements of the unlicenced alterations performed to upper levels of Block B in an attempt to address deflection and stabilisation concerns:*



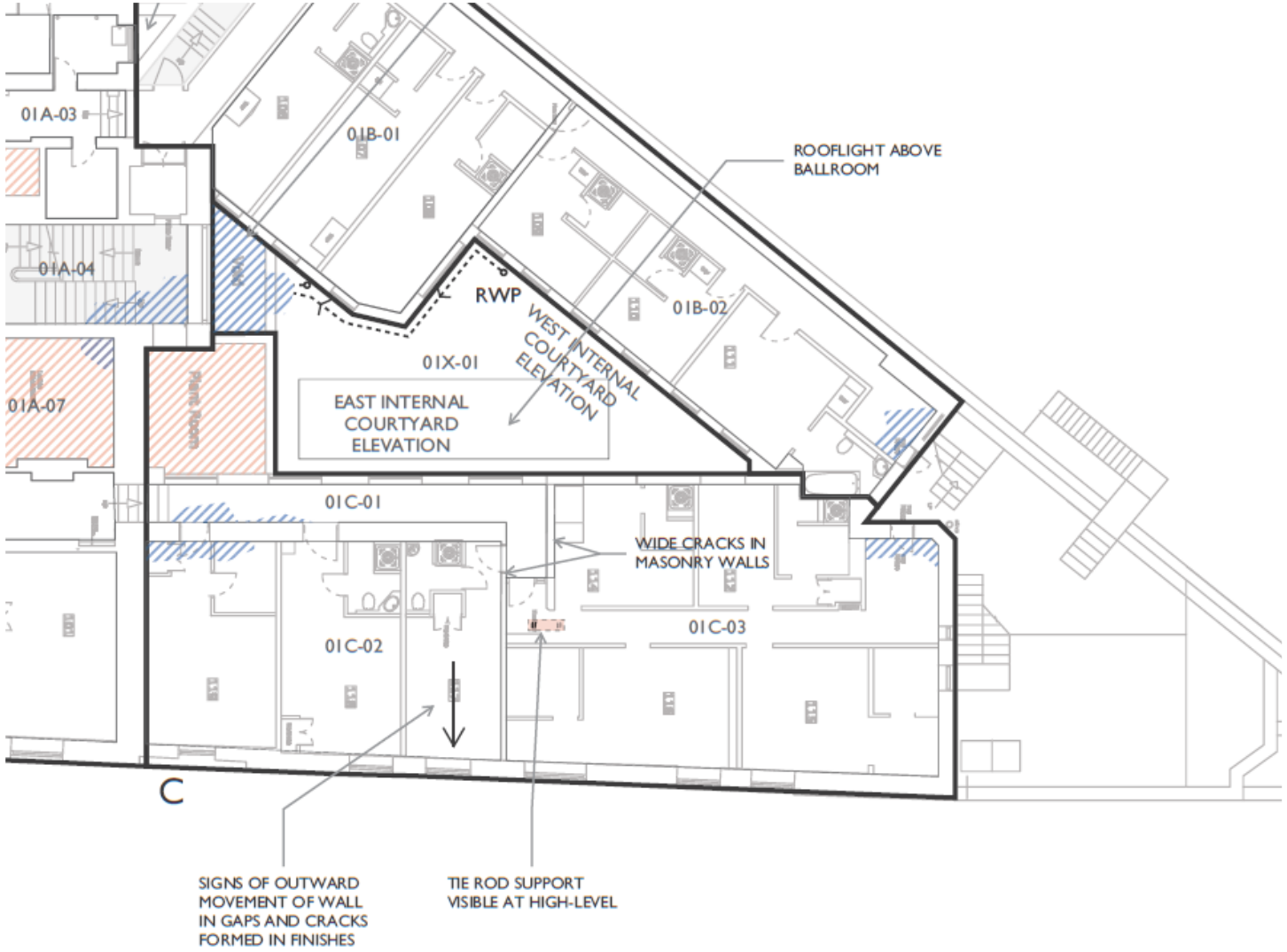



# Dialogue (This Application)

**JOHN WILLIAM STREET WALL CONDITION (Ctd)**

Extract of Ramboll Structural report ref: 1620012540-RAM-ZZ-XX-RP-S-001 George Hotel P01

*This shows initial record of movement generally at 1st floor level of concern raised in dialog in previous sheets.*



# Dialogue (This Application)

**JOHN WILLIAM STREET WALL CONDITION (Ctd)**

Deflection Investigation:

As later discussed, the evidence of mortar break down, fines washing & the existing structural assessment concerns (coupled with the uncontrolled additional loading performed with the roof steelwork historically) meant that the design team wanted to better understand the actual deflection locations as present in comparison to the historic scan data 3 years previous.

To this end, the Principal Contractor GMI commissioned a series of verticality and deflection surveys at locations identified by the design team (areas of greatest concern).

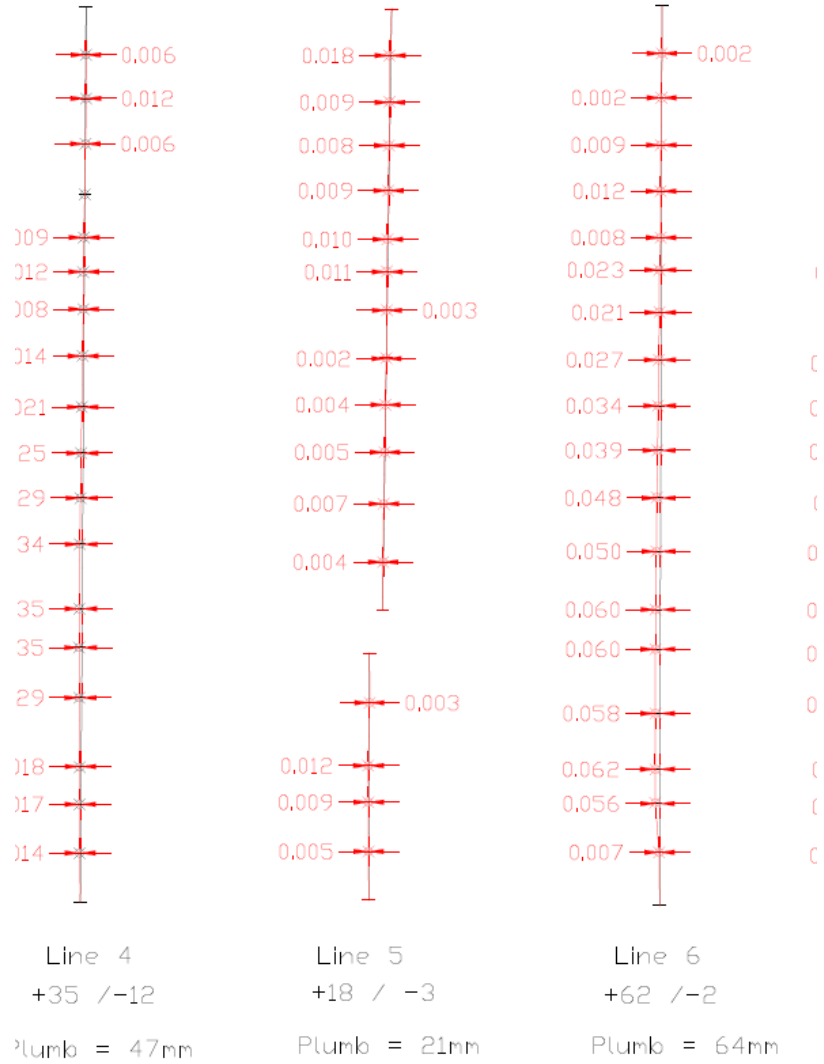
The outcome of these investigations was that there is indeed a deflection of 64mm primarily at the first floor level. This couples with the concerns raised in early investigations around the wall essentially bellowing.

It is noted that the JWS wall recedes in thickness as it rises at each level and it is usually expected that bellowing would occur at higher/ thinner sections of the wall. This bellowing at essentially the thickest element of the wall indicates either slumping of washed fines (covered later in this report) or that upper sections through stones/ construction is better than that of the lower sections.

It is noted also that visual crack and movement to the West facing wall (other main wall of Block C is also evidencing movement further exacerbating concern in relation to the originally planned works in the basement, JWS underpinning etc.

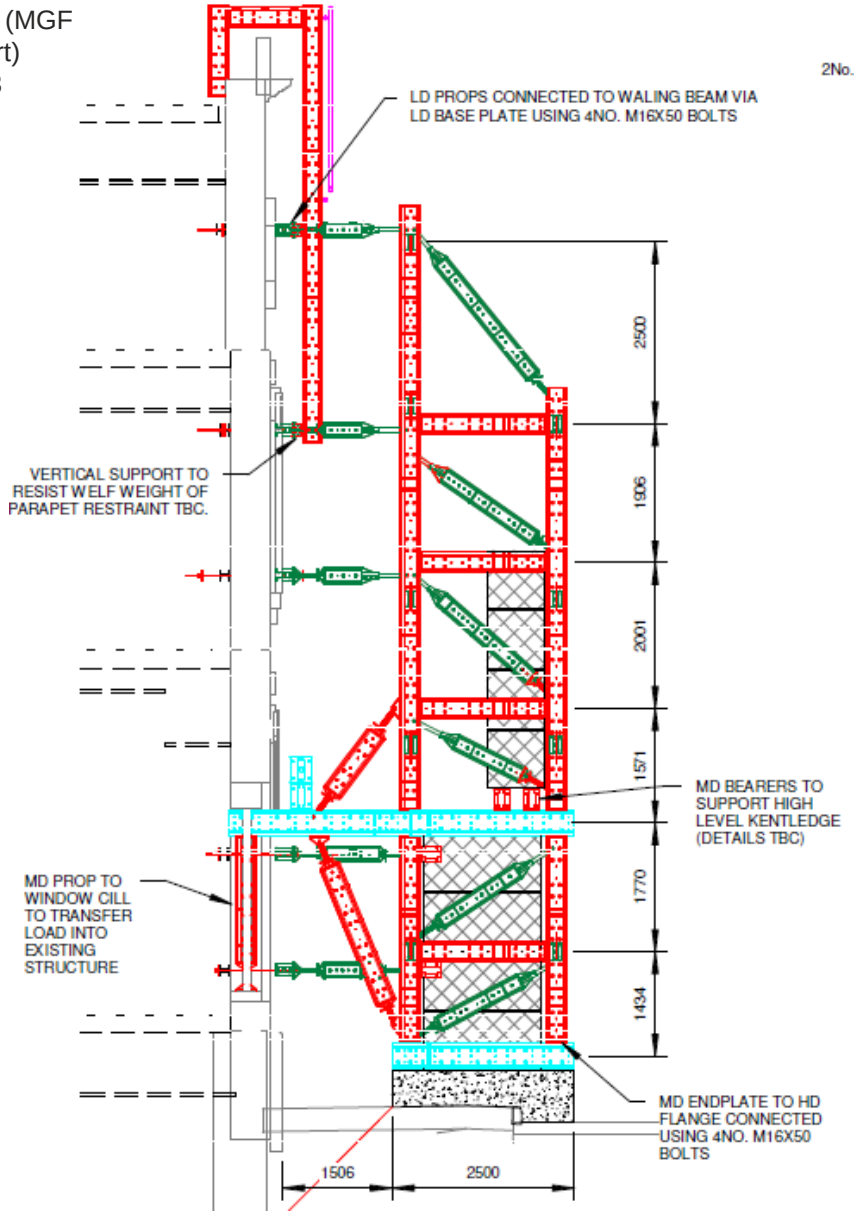
To clarify, the location of the bellow/ deflection is unusual in nature sufficient to justify not only the matters around the previously proposed underpinning but also that the factors of historic unlicensed loading, fines wash and general construction quality are all factors which are of a concern to the Principal Contractor and client in respect of risk and whether retention is a practicable or particularly correct option to be undertaken.

Deflection extract – see appendix E



# Dialogue (This Application)

Section extract of further design proposals (MGF Structural Support) approx. dec 2023




**JOHN WILLIAM STREET WALL – RETENTION REVIEW**

As identified in previous dialogue, it is normal that the Stage 3 designs usually submitted at planning stage is subject to further investigation and detailed Stage 4 design where matters often arise.

3 key matters at this time (subsequent design) identified by the consulting engineers Nolan Associates with the dialog below when exploring the design in more detail and factoring in slippage or movement risks related to the shoring and coffer construction in basement areas:

1. *Is the 25mm wind deflection risk acceptable and if not what could be done to lower this risk:*
    - Due to the lime mortar friability and unknown nature of wall quality and consistency it is not deemed acceptable - This is linked to item 2 below, the only practicable way would be to increase the frame size and fixing locations (mechanical) leading to increased projection into the JWS wall and increased material harm due to fixings.

2. *To prevent uplift a significant amount of ballast increase and increase in raft foundation would be required resulting in ground bearing pressures in excess of 85kN/m2.*
    1. The current ground bearing capacity has been assessed by the engineer to be much lower in the circa 40kN/m2 due to ground CBR ratios understood at the site and more importantly the services which would be running directly under the retention structure (Gas, electric and water services on GPR Plan supplied). This would trigger the need for major services diversions which lie well outside the clients area of control or risk profile.

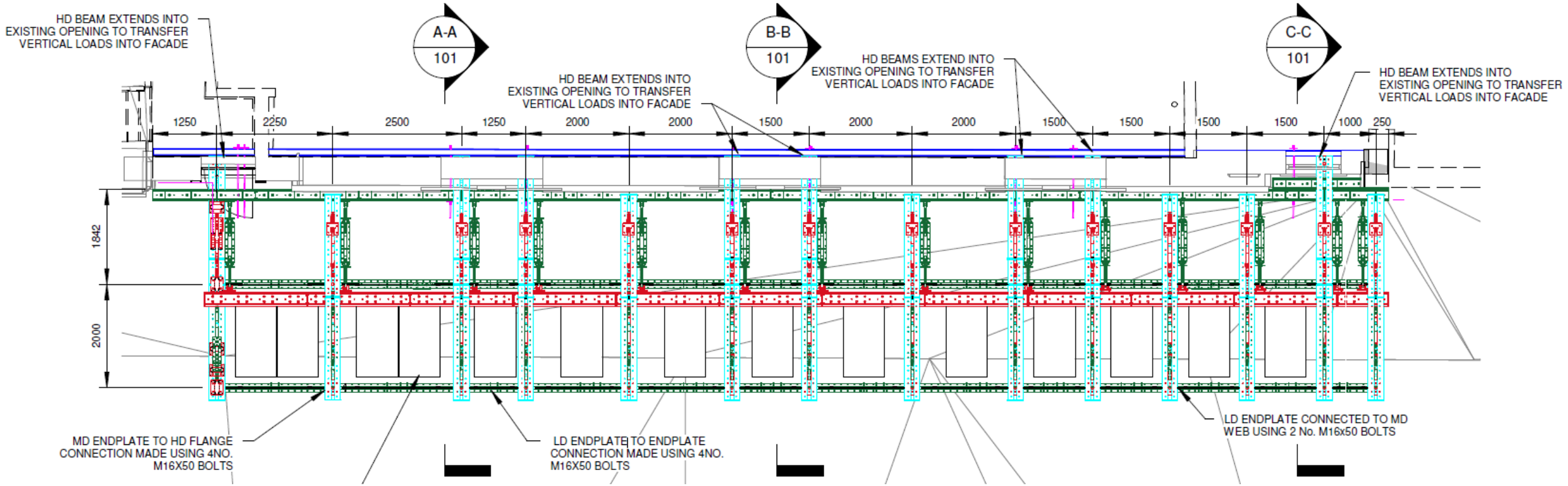
3. *Even putting aside the services risk, It is noted the Raft foundations required for such a retention structure would need to be within 150mm of the current wall.*
    1. This prevents in entirety the option to stabilise the wall, the retention would need to be in place first to allow safe working and dig on the wall foundations to perform the underpinning of the JWS wall – this cannot be done from one side and in and of itself means in practice the retention is not feasible from a sequence of works perspective.

In summary, there is no iteration of retention design at this time that could demonstrate the principle of stabilisation could be practicably or safely performed by constructing operatives and that the risk of material harm further to the heritage fabric could not be sufficiently derisked.

# Dialogue (This Application)

**JOHN WILLIAM STREET WALL – RETENTION REVIEW (ctd)**

Plan extract of further design proposals (MGF Structural Support) approx. dec 2023



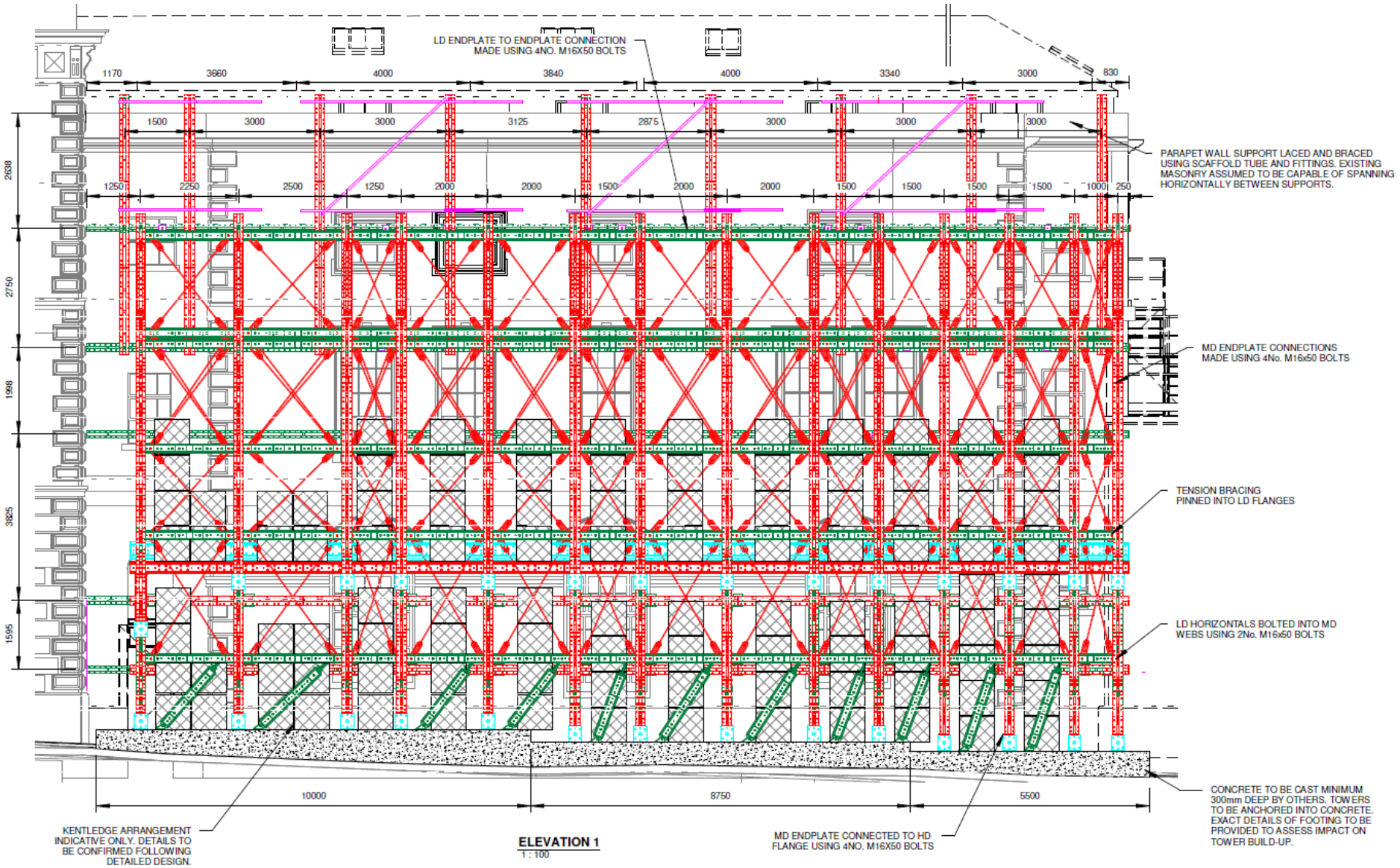
# Dialogue (This Application)

**JOHN WILLIAM STREET WALL – RETENTION REVIEW (ctd)**

Elevation extract of further design proposals (MGF Structural Support) approx. dec 2023

Note that the adjacent is predicated on surface retention and that subsequent investigations indicate through-bolting is likely to be required further exacerbating the risk of harm in respect of retention.

The reader is again reminded that the JWS wall does not sit in isolation and is inter-connected with the structure behind, the adapted and degraded iron beamwork over the kitchen end (North) and connected intrinsically to the Block A where uncontrolled movement could lead to unexpected consequential impact to associated fabric.



# Dialogue (This Application)

**JOHN WILLIAM STREET WALL – OPTION EVALUATION**

As demonstrated in the previous dialogue within this report, The new design team and Principal Contractor undertook a thorough multi disciplinary review of both the previous designs and approaches as well as looking at constructability, sequence and safety in construction and finally investigating options which may be considered as alternative approaches.

Due to the multi discipline and multi factorial nature of the issue it was decided that a unifying method of risk assessment and mitigation was needed to filter through the matters, whole project risks and to ultimately inform the final options of design approach available to the team.

To this end, a number of early feasibility workshops and multi discipline discussions were performed to populate what became the “Construction Impact Risk Assessment. MK V04b” included in this report Appendix F.

It is fair to state that whilst much detailed and thorough work had been performed to explore the façade retention, these early proposals under the previous planning application had not acheived in the new Principal Contractors and Design Teams opinion to represent a full and complete proposal of practicable works in particular noting:

- **Retention Viability** - The evidence in respect of fines wash, wall deflection/ bellowing and historic alterations would indicate any form of retention would represent untenable and uninsurable risk.
- **Construction Sequencing and Safety -** The issue around foundation and stabilisation sequence (basement and underpinning) could not be performed in a safe sequence prior to the demolition of the rest of Block C behind the JWS wall.

The reader is reminded that whilst on the face of it, theoretical retention could be performed, this requires human operatives to be performing these works with large assistive equipment where the duty falls in respect of safety to the Principal contractor and as such this “constructability” concern is one of the most significant parts of the evidencing which we hope we have achieved in this report.

Extract of “06 App F - Construction Impact Risk Assessment. MK V04b”

*This shows the cumulative assessment of the multi discipline team in respect of options and risks associated.*

| Element | Description | Effect / Concern | Likelihood rating (1 - 5) | Impact rating (1 - 5) | Rating |
|---|---|---|---|---|---|
| Facade retention of existing JW street wall | Structural stability of existing wall and its foundations. | Collapse / rebuild costs / Project Viability / H&S / Programme. Risk of JWS Wall collapse not fully mitigated by the previous scheme proposals, which requires further exploration, expense and time. | 3 | 5 | 15 |
| Facade retention of existing JW street wall | Potential damage to JW Street Wall due to its mechanical fixing through and too to the JW Street wall | Retention system will require mechanical fixing into stonework also causing potential harm to the facing stonework which cannot easily be colour matched for repair/ replacement and the concerns around the condition of the lime mortar could potentially lead to significantly more connection points further creating material harm from a conservation perspective as well as undefined cost risk. | 4 | 4 | 16 |
| Facade retention of existing JW street wall | Impact of retention system load upon highway | Project Viability & costs associated with footpath strengthening or Diversions | 5 | 4 | 20 |
| Facade retention of existing JW street wall | Impact of retention system on buried services | Project Viability & costs associated with footpath strengthening or Diversions | 5 | 4 | 20 |
| Facade retention of existing JW street wall | Restriction of highway and working area due to kentledge system | Space required for the Kentledge system will impact on works access, potential impact on the highway, bus routes etc. The significant load of the Kentledge System could have significant impact on below ground utilities and drainage systems, not currently designed to take such loads. The highways may potentially need to be reduced to a single carriageway for a prolonged period of time, not currently taken into consideration. | 5 | 4 | 20 |
| Facade retention of existing JW street wall | Historic degrading of the wall due to water ingress (Washing out of fines) | Compromised stability of the wall during retention or adjacent works. There is evidence of fines washing to the rubble fill section of the wall (mixture of ash and yorkstone quarry fines) which is prevalent to a larger degree at the 1st floor level and concern remains that removal of the 1st floor and its stabilisation may allow for further movement of this element of the wall (separation of inner and outer leaf masonry). It is also noted that the exposed window areas at 2nd floor demonstrate that there has been some significant breakdown of the lime mortar at this level leading to concerns around stone bonding and strength of the bed and perp layers of mortar. The above was borne out during the Phase 2 works which triggered the resetting of the entirety of the JWS parapet due to this issue. | 5 | 4 | 20 |
| Facade retention of existing JW street wall | Existing wall known to be out of alignment (Belly) | Adverse impact upon facade retention system. Conservation - as noted in mortar condition concerns, there is evidence of movement particularly at the 1st floor level which appears from Phase 2 inspection works to be attributable to a mix of fines washing allowing the inner and outer leaves to separate and the washed nature of the lime mortar which has become noticeably friable with evidence during Phase 2 works of loss of lime bonding agents meaning a high likelihood that further movement is only partially controlled via through stones which are on lime bedding of low quality/ condition | 4 | 4 | 16 |
| Interface and connection of JW Street wall and Block A structure and facade | Movement of JW Street wall and impact / Damage upon the structure and facade of the George building | Damage to Principle building (George Hotel) arising from further movement of JWS wall during demolition of remainder of block C and works associated with retention/propping the JWS Wall. Conservation - It is unclear at this time as to how the Block A and JWS elevations are mechanically connected, whilst the JWS elevation is inset behind the main Block A Quoins, the 2 elevations are formed of differing course heights and bed depths leading to concern that any movement of the JWS connection could have significantly detrimental effect on the North facing elevation of Block A and in particular the main Quins which would be incredibly difficult to rectify due to Block A having 5mm or less close bedding stonework | 3 | 5 | 15 |

# Summary (Applicant Formal Response)

**Applicant Final Dialog and formal Statement of Summary**

As demonstrated in this report, it would be a mistake to isolate the JWS wall works from its inter connectivity with Block A, its potential impact on this and the need for a whole project/ building thinking and the failure to do so can lead to untenable risk to the project, Historic Fabric and most importantly constructing operatives.

It is clear that the general structural condition of Block C as a whole is extremely poor with clear evidence for unchecked movement, fines wash, structural floor movement (further demonstrated by the failed attempt at stabilisation at upper floors historically in recent years prior to the applicant's possession) leading to a statement that a do nothing and stabilise in place approach is no longer viable. This section of the building as a whole appears to have degraded to such a position as to present few options in respect of wholescale retention in place.

The appointed Design Team led by the Principal Contractor have risk assessed the current proposals as well as addressed options and have reached the collective conclusion that whilst retention of the JWS Façade is theoretically possible, this would introduce untenable and uninsurable risk in respect of:

- Potential risk to operators due to required sequence of works.
- Potential of harm to JWS wall (limited understanding of the construction condition throughout upon which to formulate a tenable retention design).
- Potential risk to Block A connectivity and associated Historic Fabric.
- Limitations in respect of equipment access to perform any meaningful underpinning whilst underneath the current Block C building (demolition and retention can only occur after these works).
- Other approached retention specialists and structural engineers' input have failed to procure alternative solutions.

As an industry, you will be aware of the duty of the Principal Contractor and the Client to only perform works that can be demonstrated to have been sufficiently and demonstrably reduced in risk both to the project and the Historic Fabric (Duties under the Conservation Act) but more importantly to the operatives who are required to perform the works.

Ultimately, this means the duty falls to the Principal Contractor and their Designers to assess the viability of works and their delivery impacts.

Following this detailed and exhaustive review of the current designs and options available to the market, it is the Principal Contractors Professional Opinion that the relevant duties in respect of design assessment, construction risk, heritage protection and insurable risk have been sufficiently discharged to result in the following position.

**It is the Principal Contractors and subsequently the applicant's position that there is no practicable option related to the retention of the John William Façade in place and that deconstruction and reconstruction in a controlled manner is the only feasible approach remaining.**

Any deconstruction is of course subject to a detailed demonstration of process and governance to ensure relevant duties in respect of the Conservation Act are applied proportionally and to this end we would revert the officers back to the initial submission document addressing this (works by Henley Stone Specialists) ref: *L054-GMI-XX-XX-RP-A-08806_P1 - John William Street Wall*

Should the relevant officer require further demonstration in this regard (deconstruction and reconstruction methodology) then we request the following condition be applied:

***"The applicant is required to supply and achieve approval in respect of the proposed deconstruction and reconstruction of the John William Street wall (part Block C) demonstrating methodology, governance and unavoidable loss rectification prior to the commencement of this element of works/ demolition"***

# Appendix A
## 01 App A - Appendix 7
## RDG Temporary Works

Shaping places that have
a positive impact

# Appendix B
## 02 App B - Preliminary Deflections

Shaping places that have
a positive impact

# Appendix C
## 03 App C - MGF Interim Retention Design

Shaping places that have
a positive impact

# Appendix D
## 04 App D - Structural Inspection Report Extract

Shaping places that have
a positive impact

# Appendix E
## 05 App E - Structural Deflection Record

Shaping places that have
a positive impact

# Appendix F

## 06 App F - Construction Impact Risk Assessment. MK V04b

Shaping places that have
a positive impact