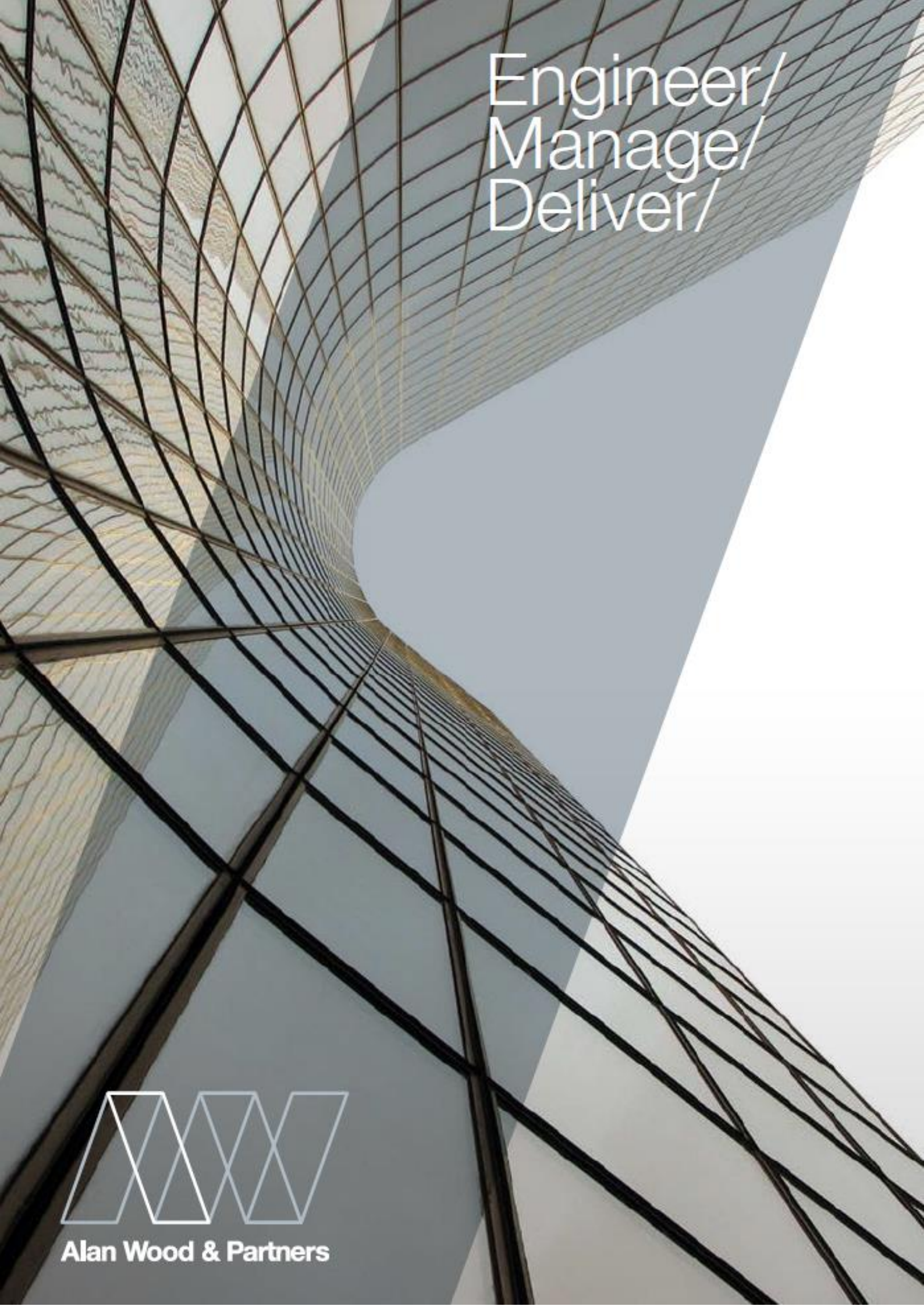

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STRUCTURAL REPORT ON THE FORMER EARL DE GREY PUBLIC HOUSE, CASTLE STREET, HULL

Prepared by: Jenny Bulmer BEng (hons), CEng, MIStructE, Conservation Accredited Engineer
Associate

Signed: [redacted] .....
Date: 29th May 2019 [redacted]

Checked by: James Shores BEng (hons), CEng, MIStructE,
Director

Signed: [redacted] .....
Date: 29th May 2019

Issue	Revision	Revised by	Approved by	Revised Date

For the avoidance of doubt, the parties confirm that these conditions of engagement shall not, and the parties do not intend that these conditions of engagement shall confer on any party any rights to enforce any term of this Agreement pursuant of the Contracts (Rights of third Parties) Act 1999.

The Appointment of Alan Wood & Partners shall be governed by and construed in all respects in accordance with the laws of England & Wales and each party submits to the exclusive jurisdiction of the Courts of England & Wales.

CONTENTS

1 INTRODUCTION

1.1 Alan Wood & Partners was appointed by Mr J Stubbs to carry out a Structural Report on the condition of the property known as the Earl de Grey, a former public house on Castle Street, Hull. The focus of the report was to review the condition and form of construction of the frontage of the property, particularly the green faience tiling and the windows. This was with a few to determining the ease and method of dismantling this frontage for it to be rebuilt elsewhere on site.

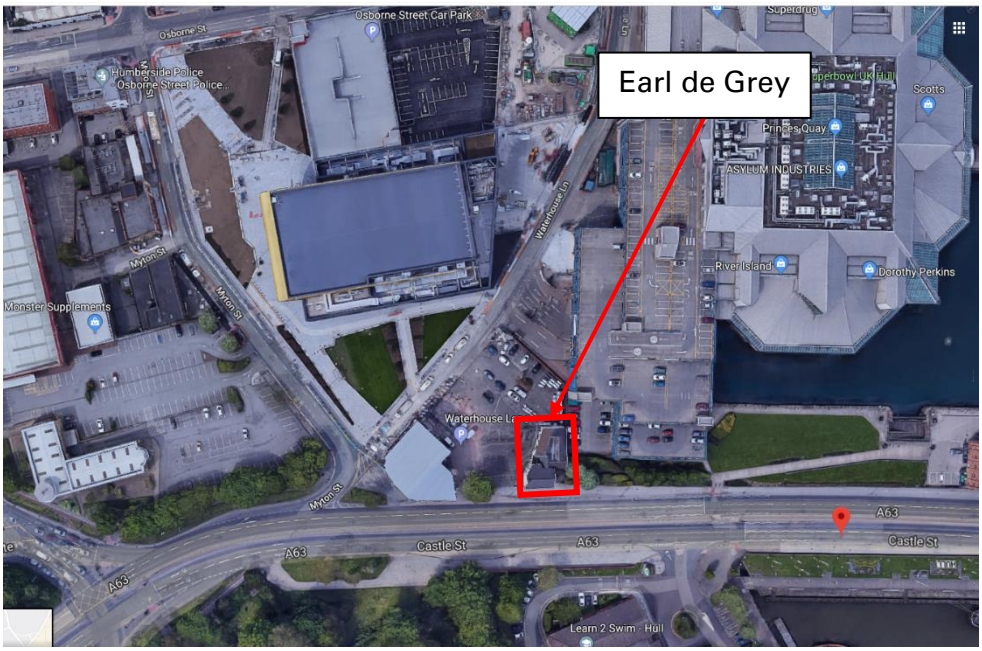
1.2 The weather at the time of our inspection was dry and clear.

1.3 This report is a limited visual survey of the building, limited intrusive works including opening up of non-historic fabric to the interior were carried out.

1.4 The report is intended comment upon the structural suitability of the building fabric and give recommendations for dismantling and reinstatement.

1.5 Photographs were taken and are included throughout this report.

2 BACKGROUND



2.1 The former Earl de Grey public house is a Grade II listed building and was built in the early to mid-19th Century and was originally called the Junction Dock Tavern. It was altered circa 1913 and given the green faience shop front. The remainder of the building is rendered brick with a slate roof. The faience tiled shop front is considered to be a good example and contributes much of the historic value of the building.

2.2 The foundations were not exposed at the time of our inspection and we are, therefore, unable to comment on their adequacy. Given the age and form of construction of the property (including a beer cellar to at least part of the footprint) we anticipate that the walls are spread brick footings at a significant depth below ground level.

3 INSPECTION

GENERAL

3.1.1 An inspection of the property was made on 16th May 2019 by a representative of Alan Wood & Partners, the weather was dry and clear during the visit. A record was made of any significant features. This, together with photographs, is being retained on the project file.

3.1.2 The scope of this report is to inspect the structural condition of the structural fabric of the building, in particular the faience tiling, brickwork and windows. As such it will not comment on the remainder of the building and will focus on these key features.

3.1.3 The exterior was viewed from ground level.

3.2 INTERIOR

3.2.1 The interior of the building was inspected at ground, first and second floor level, focussing on the Castle Street elevation of the building only. A refurbishment scheme by previous owners, understood to have been completed in the late 1990's/early 2000's removed almost all of the original features, leaving very little of historical significance in place. All the walls inspected had modern plaster board finishes with modern skirting boards and no cornice. Similarly, the doors and main staircases had been replaced with modern softwood versions. Many of the original floorboards had also been replaced with modern boarding.

Image 1: Modern plasterboard and skirting.

3.2.2 The plasterboard finish offered limited opportunity to inspect the brickwork, however, some holes within the plaster boarding at first floor level allowed inspection of the brickwork here. Similarly, the plaster had been stripped off below the window cills within the ground floor rooms. The internal face of the brick walls was generally in good condition. The header bricks were visible confirming the expectation that the walls would be solid 9" construction. The age and type of construction as well as the visual evidence present indicate that the mortar will be lime based.

Image 2: Lower level brick at ground floor with visible headers.

3.2.3 Inspection of the windows to the frontage at both first and second floor level revealed that the windows were single glazed sash units. They were in good condition, aside from an individual broken windowpane noted at second floor. The units were relatively modern replacements. All of the joinery was formed in soft wood and the sash mechanisms included plastic elements. The glazing was modern float glass rather than drawn. The quality of workmanship and detailing to the sash windows was not particularly good. The units are in sufficiently good condition to be re-used, if it were felt that this would be of any merit to the finished rebuild.

Image 3: plastic mechanism and softwood joinery to upper sash windows.

3.2.4 The windows to the ground floor frontage were more detailed and featured no opening lights. They were again in good condition and suitable for re-use, if this were felt to be appropriate. They were also, as with the sash windows, more modern replacements for the originals. The joinery was again softwood and the glazing was modern float glass.

Image 4: Softwood fixed pane windows to ground floor.

3.2.5 At ground floor level the soft wood cladding which cloaked in the brickwork corner pier was opened up to allow inspection of the construction in this area. The brickwork here was in poorer condition with some damaged and weathered bricks and poor mortar joints. Approximately 90% of the brickwork visible would be subject to reuse following the dismantling works.

Image 5: Brickwork quality to window reveal

3.2.6 Detailed inspection of this corner brickwork revealed timber boarding which ran over the top of the brick pier at approximately window head level. This is likely to form part of the support system for the external faience.

Image 6: Timber boarding at window head level

The gap between the window carcassing and the brick pier allowed a view of the rear face of part of the faience tiling, with the edge of the glazed finish visible.

Image 7: Rear view of faience tiling

3.3 EXTERIOR

3.3.1 The exterior was inspected from street level. The protective hoarding which had been erected to the Castle Street façade was partially removed to allow access to the frontage.

3.3.2 The external face of brick was entirely rendered therefore the condition of the brick faces cannot be commented on in any detail. No significant cracks or other defects were noted in the render finish.

3.3.3 Externally the Earl de Grey Signage was directly applied to thick glazed tiles. Some missing soffit boarding allowed for some inspection of the construction behind. In the locations of the signage the tiles were mounted on timber boxing out. Removal of the soffit boarding beneath this should make the careful dismantling of the tiling relatively straightforward.

Image 8: Timber Boxing Construction behind signage tiling

3.3.4 The remainder of the faience tiling appeared more complex. Faience as a technique is the forming of fired terracotta units with a glazed face. Inspecting the format of the larger decorative units at high level it is likely that these are fired, terracotta blocks, possibly hollow in the case of some of

the larger units. These are likely to be integrated into the wall construction. Measurement of the mortar joints on the front face gave a dimension of 2-3.5mm per joint, which would make dismantling from the front elevation without damage to the faience difficult.

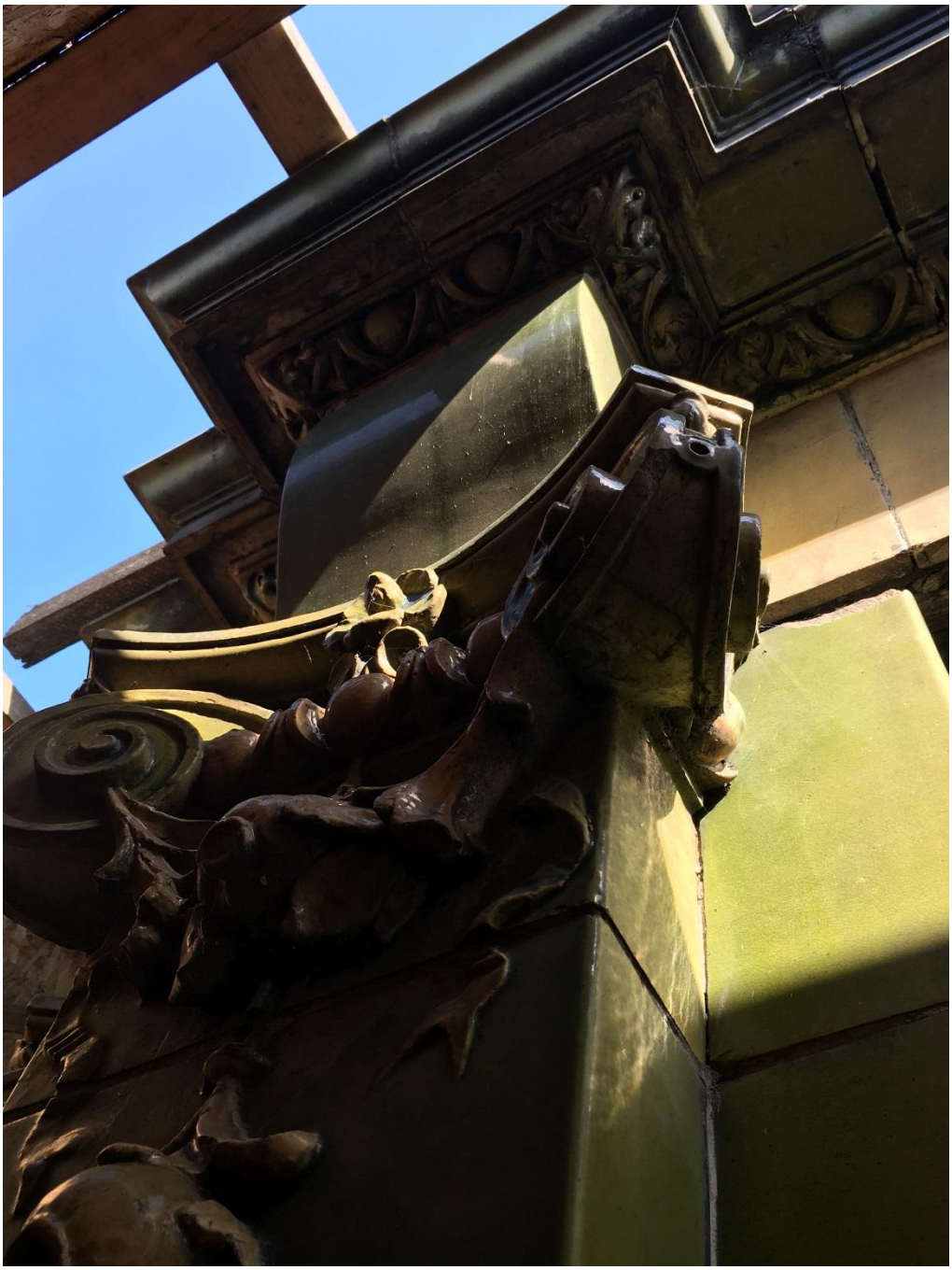


Image 9: High level detailed faience tiling

Image 10: Narrow joints between faience tiles

3.3.5 Some of the tiling was damaged, with sections chipped off, glazed finish to faience missing or, in other locations attempts had been made to repair missing finish with a cementitious mortar and green colouring. Cracks were visible in some of the higher-level units.

Image 11: Damaged edge showing terracotta beneath

Image 12: Green coloured repair to glazing finish

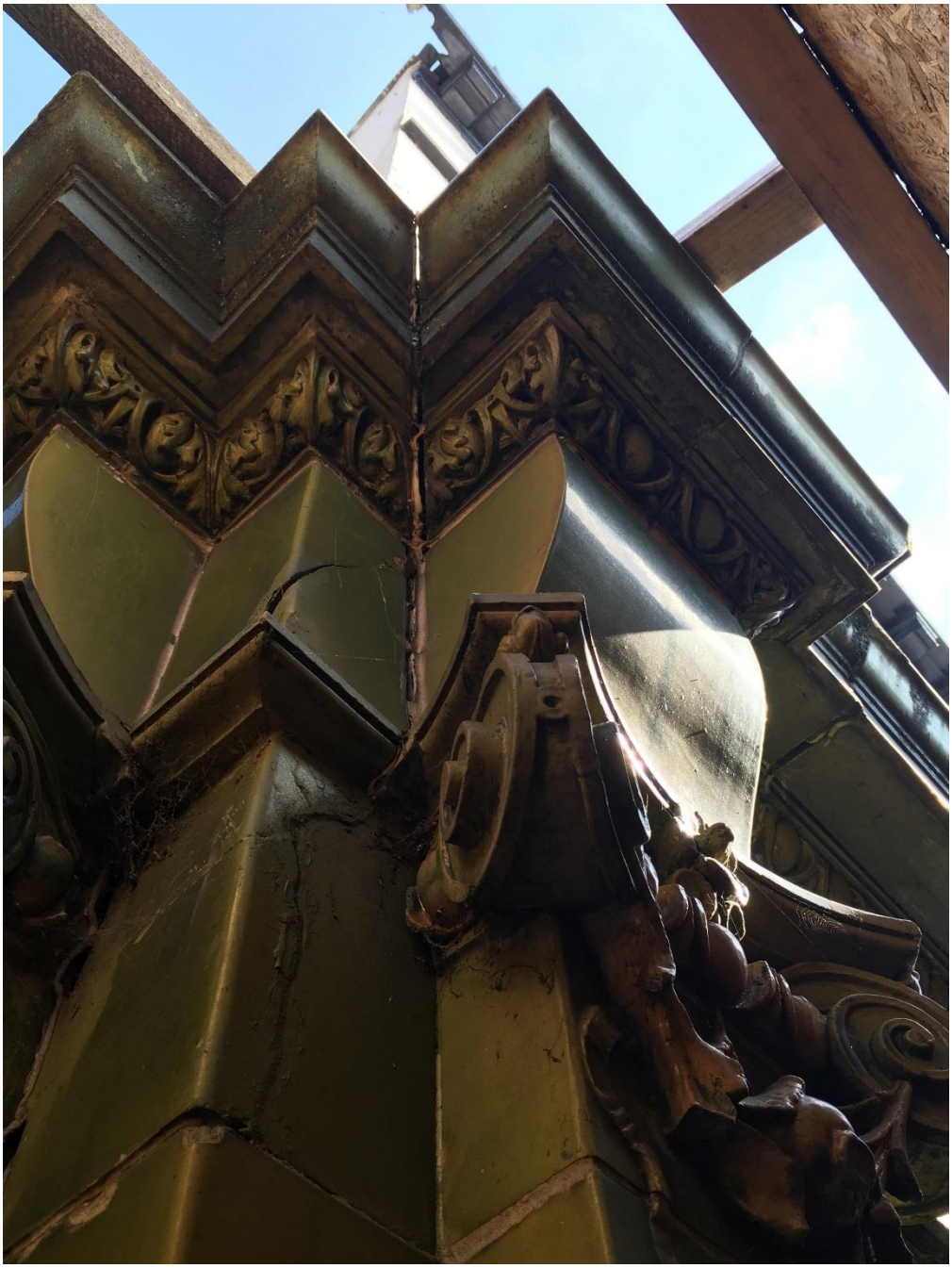


Image 13: Cracked faience

4 CONCLUSIONS & RECOMMENDATIONS

4.1 Generally, the structural units were in fair to good condition and would be suitable for re-use.

4.2 The brickwork inspected is generally suitable for reuse (90% +) to the inside face. The outer face could not be inspected therefore a realistic assessment could not be made. The bricks should be cleaned off and sorted during the dismantling process, those with light weathering or damage could still be used for applications other than in the fair face. As the building as a whole is to be dismantled the remainder of the building could be used as a source of reclaimed bricks to match any that are deemed unsuitable for re-use.

4.3 The window frames are suitable for re-use, although they are not original and are considered to be good facsimiles of the originals. It may therefore be considered more appropriate to have new, heritage units made to suit.

4.4 The majority of the glass (95% +) will suitable for re-use, subject to breakage during dismantling. Again, this is modern single glazing and it may be considered more appropriate to replace this with a more in-keeping glass.

4.5 The tiling which forms the signage can be removed from the exterior following the full removal of the soffit boarding beneath. This will give access to the timber boxing out which supports the tiles and allow their careful removal.

4.6 It is likely that the both the removal of the tiled signage and the removal of the remainder of the window carcassing and the ground floor windows will allow a more detailed assessment to be made on how the rest of the faience is constructed. It is likely that the dismantling process will need to be carried out from both the interior and the exterior. A suitable temporary works scheme should be developed to give support to both faces while simultaneously allowing safe working room.

4.7 Some of the faience as noted above, has already been damaged, agreement will have to be reached with all interested parties over whether these elements should be reinstated in their damaged state, repaired or replaced with facsimiles.

4.8 As it cannot be guaranteed that the dismantling process will not cause damage to some of the faience it is suggested that in addition to thorough recording of the existing, that a specialist terracotta and faience manufacturer be contacted, and allowance be made for taking moulds of the decorative units. This would allow for replacements to be made should breakage occur. Such a manufacturer could also provide further guidance on how these elements are fixed.

4.9 It is recommended that a specialist damp and decay timber survey is carried out utilising micro-drilling techniques to establish the extent to which the timber elements forming the boxing out and support to the frontage can be re-used.

5 LIMITATIONS

5.1 Our inspection and report are concerned with the above ground structural aspects of the building, such as structural steelwork, walls, floors and roof but we have not concerned ourselves with details of other elements such as doors, windows and other fittings, other than where noted. Similarly, we have not commented on dampness or timber infestation (other than where they affect structure) or services such as electricity, plumbing, heating or drainage.

5.2 We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.

5.3 No comment is made in the report as to the presence of new or old mine workings or tunnelling, heavy metals, chemical, biological, electromagnetic or radioactive contamination or pollution, or radon methane or other gases, underground services or structures, springs and water courses, sink holes or the like, noise or vibratory pollution, mould, asbestos and asbestos products.

5.4 For the avoidance of doubt, the Contracts (Rights of Third Parties) Act 1999 shall not apply to this contract.

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