



Outline Summary of Condition

The interior of the building was demolished in 2019 leaving only the front (Union Street) elevation. A façade retention system was installed circa September 2019.

Foundation works were undertaken for the proposed scheme in late 2019.

Thomasons has reported on the condition of the retained façade twice in 2023 and most recently in February 2025.

Whilst the retention scheme has successfully held the façade in place during this time the recommendation has remained consistent in that the condition of the wall is such that to take the scheme forward it will be necessary to dismantle it down to the level of ground floor window head and then to reconstruct as part of the new scheme.

Next Steps

The following methodology outlines the steps to be taken to safely dismantle the remaining wall and to reconstruct the new wall.

It is to be anticipated that minor variations will occur to this methodology when the full detailed architectural and structural designs are finalised.

Methodology

Dismantle and Stabilise

1. Existing scaffolding to be assessed and altered as necessary to provide safe working access. It is likely that this will be required to both sides of the wall.
2. Revised scaffold to provide safe method of moving materials to ground level during dismantling of wall.
3. Measures should be taken at all times to prevent uncontrolled collapse of the wall.
4. Install temporary propping into all door and window openings to prevent uncontrolled collapse of brick arches.
5. Ground floor joist pockets to be infilled using concrete brick or block to provide contrast between original fabric and infill material.
6. Prior to commencement of dismantling works, Architect is to record dimensions and features of the existing external face of the wall.
7. Carefully dismantle wall from top downwards as far as the ground floor window head level.

8. All external facing bricks to be cleaned and retained, stored on pallets, in a secure location on site. Pallets to be labelled with location from which bricks have been retrieved.
9. Non-facing bricks to be cleaned and retained, stored on pallets, in a secure location on site.
10. Any stonework from the elevation to be individually labelled to record its location within the façade. Stonework to be stored on pallets in secure location on site.
11. Any steelwork built into the wall is to be recorded and retained for inspection but not reuse.
12. Mortar samples to be tested to confirm composition.
13. Remains of timber window frames to upper floors are not to be retained.
14. Timber doorframes and ground floor window frames are to be removed and retained for detailed measurement to allow for new frames to be manufactured.
15. Plastic rainwater pipes are not to be retained.
16. Remaining plaster to be carefully removed from internal face of retained wall.
17. Remove any remaining fixtures fitted to either internal or external face of wall.
18. Scaffolding may be reduced in height as works progress if this allows better access to the wall but remaining façade must always be adequately supported.
19. Remove any timber inserts remaining in the wall; slots to be infilled with concrete brick or blockwork.
20. Remedial wall ties to be inserted between existing internal and external skins of brickwork of retained portion of wall. In order to prevent damage to the facing brick, ties are to be installed from within the building and to extend to within 50mm of the external face of the outer leaf.

Reconstruction

21. Construction of the new upper reaches of the wall to be designed to comply with the requirements of modern Building Regulations. The design of this wall will be confirmed by the Project Architect with support from the Project Structural Engineer.
22. The new wall is to be constructed on top of the remainder of the wall and to replicate the original details of the outer leaf. The brickwork bond will replicate the original.
23. The external leaf of the reconstructed wall is to reuse the original facing bricks, where possible in their original locations within the façade.
24. On completion of reconstruction of wall Doff cleaning will be required to clean remove historic paint, dirt and debris which has remained to the external leaf.

25. The internal leaf is to be tied into the external leaf using modern wall ties.
26. The new wall will be restrained back to the steel frame of the new building to be constructed to its rear. The exact detail of the tying in will be included in the Project Structural Engineer's design work.
27. The eaves detail will be detailed by the Architect based on photographs of the building prior to the 2019 demolition.
28. The rainwater goods will be detailed by the Architect in cast iron to closely resemble the original.
29. New doors and windows will be detailed by the Architect based on measurements taken and historical photographs of the original.

THOMASONS