



Statement of Remedial Works

Outline of Proposed External Repair
Works Affecting Historic Fabric for
Cathedral Hotel

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1.0 Introduction

Introduction

Approach

This schedule of remedial works addresses the overall condition of the existing fabric of the building and how the elements of the building will be restored and maintained in the future. The proposals seek to achieve an approach which reflects the historic importance of the built fabric whilst achieving a safe and inhabitable building for the end user, thus protecting the life of the building as a whole.

The approach has been developed through the condition reports carried out by Hutton & Rostron (H&R), who along with the observations of the existing fabric have developed recommendations for remedial actions which have been incorporated in this report.

Historic Consultation

The Cathedral Hotel is a Grade II listed building and throughout the development of this project, the advice and guidance for the protection of historic fabric has been provided by James Webb of Forum Heritage.

2.0 South Façade: Iron Railings

Construction Summary

Overview

The first-floor balcony is located on the front (south) façade, forming the principal elevation facing Milford Street. The balcony is constructed of a stone floor with a decorative wrought iron balustrade. It is possible that certain individual decorative elements, fixings or applied ornaments may comprise cast iron components attached to the wrought iron framework. Similarly, later repairs may have introduced different ferrous materials but traditional wrought iron fixings are entirely plausible. The railings are separated into five bays running west to east, including a short return section forming the western perimeter.

Ironwork

The railings are of traditional wrought iron construction, distinguished by slender vertical elements, decorative pierced and moulded panels, circular motifs, and applied drop finials. H&R suggest that the assembly consists of hand-forged components mechanically fixed and forge-welded into framed top and bottom rails. The principal posts are heavier in section and originally appear to have projected above handrail level. Additional evidence at bays 3–5 indicates that these posts historically extended further to support a decorative iron canopy that has since been removed.

This interpretation is supported by historic photographs dating from the 1890s, which show an overhead canopy above the first-floor balcony, as well as an early 20th-century photograph taken prior to the major redevelopment undertaken before 1929. The former canopy projected outward from the façade and was likely supported by metal brackets fixed back to the masonry. Photographic evidence suggests it incorporated a curved roof profile intended to direct rainwater away from the balcony. The canopy was likely constructed from lightweight wrought iron or mild steel framing, with narrow ribs or transverse members supporting a sheet-metal covering. The leading edge appears relatively plain and functional rather than highly decorative. It is assumed the canopy was removed during the substantial redevelopment works undertaken circa 1929.

The railing posts are fixed into the solid stone balcony floor and were historically likely secured using lead sockets or plugs. In more recent years, localised cementitious encasements have been introduced as remedial interventions.

Condition Summary

Damp Penetration

The balcony surface exhibits significant rooted vegetation growth together with an accumulation of debris, including organic material and remnants associated with previous refurbishment works. These conditions indicate a prolonged failure of the balcony waterproofing membrane and associated drainage arrangements.

There is additional evidence of persistent moisture ingress penetrating through the balcony surface into the supporting structure below. The underside of the stone cornice displays damp staining, material decay, and efflorescence consistent with long-term water penetration. It is considered likely that defects exist within the solid stone construction, which should become apparent and be addressed during the removal and replacement of the waterproofing membrane.

Paint

There is widespread build-up of paint from multiple historic applications, much of which is now cracked and failing. The deteriorated paint finish is likely permitting moisture ingress while simultaneously restricting evaporation, thereby accelerating corrosion of the underlying ironwork. Localised areas where paint has been removed reveal generally sound decorative iron beneath, suggesting that deterioration is concentrated in areas where coatings have failed or where moisture has remained trapped for prolonged periods. Earlier decorative paint schemes may also contain lead-based coatings.

Defects

Previous remedial works involving cementitious encasement around the base of one of the posts were likely intended to strengthen a weakened connection; however, this approach is liable to trap moisture and accelerate corrosion. Evidence was observed of corroded and partially failed junctions, damaged finials, and poor-quality historic repairs lacking the original three-dimensional modelling and detailing. These issues will require appropriate remedial treatment.

Overall, the decorative wrought ironwork remains substantially intact in form, although there are multiple localised failures together with a broader pattern of moisture-related deterioration associated with waterproofing failure and inappropriate historic repairs. The defects are identified on an elevation, where missing sections, failed joints, damaged finials and defective post connections are annotated. (Appendix B)

Repair Strategy

Preparation

Prior to undertaking repairs, all existing paint layers and areas of corrosion will be removed. This process will facilitate repair works, eliminate potentially hazardous materials, and expose any concealed defects within the ironwork. Before paint removal commences, all modern additions and fixings, including obsolete planter brackets, cable ties, and similar attachments, will be removed.

Given the likelihood that earlier paint layers contain lead-based coatings, abrasive methods such as sanding, grinding, or the use of open-flame torches are considered inappropriate due to the risk of generating hazardous lead dust and toxic fumes. Paint removal will be undertaken using methods that minimise dust and vapour production while preserving the historic fabric. Suitable methods include the use of chemical paint strippers, such as Dumond Smart Strip or equivalent products, or poultice-based systems such as Peelaway or similar. All stripping works will be undertaken by suitably qualified professionals in accordance with relevant health and safety legislation, with potentially hazardous waste disposed of appropriately. Following paint removal, the railings will be thoroughly cleaned using mineral spirits to remove residual contaminants, after which a rust-inhibiting metal primer will be applied to prevent flash rusting of the exposed iron surfaces.

Repairs & Conservation

The base of the railings will require exposure through the removal of the asphalt membrane to allow inspection of all post feet. Defective post bases will be reinstated using traditional lead socket fixings where required. The railings will remain in situ throughout the works, and all repairs will therefore be carried out on site without removal from the hotel.

Localised failures, including missing sections of the bottom rail, will be carefully cut out and replaced with accurately profiled wrought iron sections to match the existing work. Damaged drop finials will be reinstated and failed welded or forged joints repaired using appropriate conservation-led forging and welding techniques. Galvanising and modern arc-welding methods will be avoided in favour of traditional forge-welding repairs using compatible materials, including salvaged wrought iron or mild steel where appropriate. Any elements identified as cast iron will be repaired in an appropriate technique as it cannot be repaired using the same forge-welding techniques, due to the likelihood of fracturing under sudden stress or heat. Instead, any cast iron will require techniques like cold metal stitching or bronze brazing for joining smaller pieces of cast iron.

A historic repair within Bay 1 has been identified as substandard and inconsistent with the original detailing and three-dimensional modelling of the ironwork. This section will be removed and replaced with a correctly modelled replica section matching the original profile, depth, and detailing. The remnants of the former canopy support posts currently project above the railing line and will be carefully reduced and finished flush with the height of the surrounding railings.

Finishes

Following completion of repairs, a dedicated rust-inhibiting red oxide primer will be applied to all wrought iron surfaces, including repaired sections, to provide long-term protection against corrosion. The railings will then be finished using a linseed oil paint in RAL 9005. Powder coating will be avoided, as such finishes are prone to failure and may trap moisture beneath the coating, potentially accelerating concealed corrosion.

Maintenance

Linseed oil paint requires a period of weathering before developing its characteristic patina. Over the first few years, exposure to ultraviolet light gradually reduces surface oils, resulting in a natural matte finish. To maintain the coating, the surface should be periodically cleaned using a mild linseed oil soap applied with a lint-free cloth or natural bristle brush to remove accumulated dirt and atmospheric pollutants.

Due to the specified RAL 9005 finish, the railings are expected to require re-oiling approximately every seven to eight years, although the south-facing orientation of the balcony may necessitate more frequent maintenance. Under normal conditions, the painted finish is anticipated to have a lifespan of approximately 10–15 years before full repainting becomes necessary.

3.0 South Façade: Architectural Details

Construction Summary

Overview

The principal south elevation comprises a brick-built mid-terraced property with painted stone and plaster dressings beneath a flat roof. Although the site is likely formed from the amalgamation of several medieval plots, potentially three or more, the historic fabric has been extensively altered and eroded over time. No above-ground fabric predating the second half of the 18th century is known to survive, and the principal elevation displays further modifications and additions dating from the 19th and 20th centuries.

The lower two storeys of the central and western sections represent the earliest surviving fabric, while the later upper storey extension was added circa 1929. It is also considered likely that the eastern section of the façade was constructed as part of these redevelopment works.

Cornices

The uppermost cornice appears to have been constructed in several phases. The central oolitic limestone core is likely associated with the addition of the upper storey and was subsequently overlaid with layers of render and moulded mortar forming the lower section of the cornice. The built-up tile construction and cementitious flaunching at the head of the cornice represent a later phase of work, together with the addition of the quoins and string course. While these alterations may have been undertaken concurrently, all are considered to represent later modifications to the building.

The cornice above ground-floor level remains predominantly intact as a masonry feature, whereas the string course is formed in cementitious render, likely applied during the same phase of alterations as the upper cornice and window surrounds.

Window Surrounds, Heads & Cills

The window surrounds are intended to imitate oolitic limestone but are predominantly formed in moulded render. The mortar appears cementitious in nature and is visually consistent with the material used above the upper cornice, suggesting these elements formed part of a wider programme of façade alterations.

The architectural treatment of the surrounds appears to belong to a later phase of enhancement, most likely associated with the major redevelopment works undertaken circa 1929. This assumption is further supported by the variation in window cill materials across the façade.

A combination of original oolitic limestone and rendered sections is present along the frontage, with original stone cills surviving at first- and second-floor levels within the central and western sections. By contrast, the upper levels and eastern section incorporate cills formed from the same built-up mortar construction used within the upper cornice, consistent with the major redevelopment works and upper-storey addition undertaken circa 1929.

Quoins

Although no formal mortar analysis has been undertaken, a number of the quoins appear to be formed in moulded render, likely cementitious in composition. The material is visually consistent with that used within the upper cornice, string course, and window surrounds, indicating that the quoins formed part of the same programme of remodelling works. Only the quoins in the central area at first and second floor level are present in the historic photographs in Appendix A.

The detailing suggests the additional quoins were introduced as part of a coordinated architectural enhancement scheme, potentially contemporaneous with the alterations to the upper cornice and the construction of the string course.

Condition Summary

Cornices

Defective areas are identified on the front elevation drawings found in appendix B. The upper cornice exhibits areas of detachment and deterioration to the upper flaunching, together with widespread cracking, shrinkage, and debonding. These defects are likely associated with moisture ingress and the application of impermeable masonry paint coatings.

A detached section of cornice moulding, approximately 1.2 metres in length, is present within the central section of the building. The flaunching above the upper cornice is extensively fractured, allowing water penetration into the cornice structure.

The ground-floor cornice, while largely intact, displays evidence of surface deterioration, moisture retention, salt efflorescence, and corrosion of embedded ferrous fixings. Multiple historic applications of masonry paint, in places reaching approximately 4mm in thickness, are also present. Much of the cornice at ground floor is currently concealed behind timber construction, limiting visibility of the underlying stonework. The string course exhibits continuous longitudinal cracking along its length. The stone pilasters at the principal entrance show signs of moisture-related deterioration and salt crystallisation concentrated at their bases.

Window Surrounds, Heads & Cills

The rendered window surrounds do not currently display active detachment; however, widespread surface cracking is evident throughout, indicative of material movement and long-term environmental exposure. The rendered arch panels above the second-floor openings show evidence of partial separation, while timber chipboard panels installed at upper-storey window heads exhibit decay and localised detachment.

Rendered cills display cracking and signs of retained moisture, while the stone cills at balcony level show evidence of prolonged water exposure together with organic growth. Across the façade, impermeable masonry paint coatings have restricted vapour permeability, contributing to ongoing patterns of deterioration.

Quoins

At the time of H&R's inspection of the principal façade, no significant detachment of the quoins was observed. However, areas of cracking and isolated hollow sections were identified within the rendered surfaces. As with the other architectural elements, the quoins are coated in a thick layer of impermeable masonry paint, which restricts vapour permeability and contributes to moisture retention within the fabric. Although the overall rendered form remains intact, there is evidence of localised surface weathering and deterioration.

Repair Strategy

Preparation

The removal of later timber additions and other elements concealing the architectural fabric will allow further condition assessment of the underlying features. This process will include the careful removal of existing masonry paint coatings in order to restore vapour permeability.

Suitable paint removal methods include the use of water-based chemical strippers free from caustic compounds, such as Dumond Smart Strip or equivalent products. Water-soluble, non-caustic poultice systems, including Peelaway or similar products, may also be considered, particularly where thick paint accumulations are present on intricate moulded cornices and decorative features. Abrasive cleaning methods such as sandblasting, aggressive wire brushing, or the use of caustic chemicals are considered unsuitable due to the irreversible damage they may cause to historic fabric.

Repairs & Conservation

All works should be undertaken by suitably qualified contractors experienced in the conservation repair of historic masonry and composite rendered elements.

Sound historic render will be retained wherever possible, with only loose or unstable material removed. Repairs will be carried out using compatible lime-based materials following confirmation of the condition of the underlying substrate. Moulded profiles to surrounds, cornices, and cills will be accurately reinstated within repaired or replaced sections.

Following the removal of masonry paint from the window surrounds and cills, the condition of the underlying substrate can be assessed. At the time of H&R's inspection, no loose or hollow areas were identified; however, widespread cracking within the render and evidence of debonding at cill locations indicate the need for practical conservation repairs. Minor cracks will be injected using compatible lime-based grout, while larger fractures will be repaired using lime-based mortars.

The quoins, once stripped of paint, may be repaired using similar conservation methods to those proposed for the window surrounds and cills. Fine cracks will be filled using lime-based grout, while areas where render or mortar has lost cohesion will be repaired using compatible lime-based mortar to fill voids and reinstate original profiles.

All defective flaunching at the head of the upper cornice should be carefully dismantled to allow full inspection of the underlying build-up and its bond to the façade. This investigation will enable assessment of the relationship between the later cementitious render layers and the underlying oolitic limestone core, which is assumed to provide the principal structural stability and connection to the façade.

Following removal of paint coatings and timber cladding from the central section beneath the balcony, localised repointing and mortar repairs will be undertaken using compatible lime-based mortars-

Loose or detached stone and render elements will be consolidated in situ wherever feasible, whilst retaining as much historic fabric as possible, in accordance with conservation best practice.

The stone pilasters at the principal entrance will be carefully cleaned to remove salt deposits and accumulated vegetation. Areas of moisture-related decay will be repaired using compatible lime-based mortars to reduce the risk of continued deterioration.

Finishes

The existing masonry paint is not vapour permeable and is likely to have contributed to several of the observed defects and patterns of moisture-related decay affecting the principal façade. Conventional acrylic and masonry paints tend to trap moisture within the substrate, leading to accelerated deterioration over time.

Following completion of repairs, all stone and rendered surfaces above ground floor will be finished using a highly breathable vapour-permeable coating system, such as a silicate or mineral paint. Suitable products include Earthborn Silicate Masonry Paint, KEIM Mineral Paint, or equivalent, finished in RAL 9010.

Maintenance

Any vegetation growth appearing on the façade should be removed promptly, and rainwater goods and drainage systems should be routinely inspected, cleared, and maintained to ensure effective water disposal.

Future cleaning of the façade should avoid the use of high-pressure washing systems, which may damage historic materials. Instead, controlled low-pressure cleaning methods, such as superheated steam systems, should be employed to safely remove dirt, organic growth, and deteriorating paint finishes without abrading the stone surface.

4.0 South Façade: Brickwork & Chimneys

Construction Summary

Overview

The principal south elevation comprises a mid-terraced brick-built property with painted stone and rendered dressings beneath a flat roof. Although the site is understood to have originated through the amalgamation of several medieval plots, potentially three or more, the historic fabric has been substantially altered and diminished over time. No surviving above-ground fabric is known to pre-date the latter half of the 18th century, while the principal elevation incorporates further alterations and additions dating from the 19th and 20th centuries.

The earliest surviving fabric is concentrated within the lower two storeys of the central and western sections, with the upper storey extension added circa 1929. It is also considered likely that the eastern section of the façade was reconstructed as part of these later redevelopment works.

Bricks

The brickwork to the façade is characteristic of the local vernacular and consistent with the known phases of construction. Bricks associated with the later additions are marginally larger in size. The earlier masonry is assumed to comprise hand-thrown bricks, while the later bricks appear denser and more heavily kiln-fired, although closely matched in colour.

The walls are constructed in English bond without an internal cavity, creating a consistent solid wall thickness throughout. At parapet level, there is a distinct change in both wall thickness and bonding pattern, with the brickwork transitioning to Flemish bond above this height.

Chimneys

The external chimney fabric incorporates the same larger-format bricks associated with the later alterations, indicating that the stacks were likely rebuilt or extended during the c.1929 construction phase. The chimneys are constructed in stretcher bond, reducing wall thickness while retaining the internal flue cavity.

At high level, the chimney stacks are corbelled outward to support the chimney pots and associated flaunching. The intermediate flaunching surrounding the pots appears to comprise a cementitious mortar.

Window Heads

Within the western section of the principal façade, the window heads are formed as continuous flat gauged brick arches, a detail repeated at first, second, and third floor levels.

In the central section, the first-floor openings are formed with gauged brick arches incorporating centrally positioned oolitic limestone keystones. At second and third floor levels, the window heads are concealed by rendered surrounds and decorative panels extending across the head detail at second-floor level. It is assumed that these upper openings are formed with shallow brick arches, likely of low fan construction.

Pointing

The lower and earlier sections of the central and western elevations were originally finished with tuck pointing. The bedding mortar was recessed and overlaid with a coloured mortar, likely tinted with ochre to match the surrounding brickwork and create the appearance of narrow joints. A fine lime-rich white fillet was then applied to produce the visual effect of tightly gauged and regular brickwork.

The later third-floor addition and eastern section appear to have been constructed using a buff-yellow mortar, which has subsequently been repointed in a grey cementitious mortar. Similar cementitious repointing is evident elsewhere across the façade, including to the chimneys, and is associated with later repair campaigns.

Condition Summary

Overview

The principal façade exhibits several localised areas of deterioration and alteration. Approximately 30% of the pointing above first-floor level is defective, with open joints and localised mortar loss evident throughout. A total of 25 spalled bricks were identified across the front elevation, together with 15 embedded redundant fixings associated with previous installations. Four isolated areas of cracking are present to the eastern side of the façade at parapet level and immediately below, likely indicative of differential movement at high level.

At second-floor level within the western section of the façade, a gauged flat brick arch has dropped, resulting in displacement of the surrounding brick courses and partial bearing onto the window frame below.

The first-floor window heads within the central section are also formed in gauged brickwork with oolitic limestone keystones. Three of these openings have been concealed with timber boarding, while the westernmost opening remains exposed, revealing surface deterioration to the limestone keystone. This deterioration is considered to result from prolonged moisture retention behind the timber boards and associated salt migration.

Parapet Copings

The parapet copings exhibit widespread joint failure, including approximately 4 metres of voided horizontal bed joints and 12 open perpendicular joints. The copings appear to have been reset over a continuous damp-proof membrane layer, reducing frictional restraint and increasing susceptibility to movement. Consequently, there is widespread loss of bedding cohesion and localised displacement between coping units.

Tuck Pointing

Surviving evidence of the historic tuck-pointing scheme is now limited to isolated areas, much of the original finish having been lost through earlier redevelopment and repair works. Remaining examples are principally visible at first- and second-floor levels within the western and central sections.

The third-floor addition and eastern section of the façade are finished with a conventional struck or flush mortar joint, while other areas have been repaired using cementitious over-pointing applied over earlier joints.

Cementitious Mortar

Dense grey cementitious mortar has been applied as a thin over-pointing to earlier lime mortar joints across the principal façade as part of previous repair works. This treatment has altered the permeability of the masonry, increasing the potential for moisture retention within the brickwork and contributing to surface deterioration due to the disparity in porosity between the mortar and surrounding brick.

There is widespread evidence of debonding and failure of the cementitious over-pointing in numerous locations.

Chimneys

All chimney stacks display evidence of weathering and progressive masonry deterioration, most notably at high level and adjacent to flashing details. Defects are generally consistent across all stacks and include spalled brickwork, recessed and failed pointing, defective cementitious flashing, and redundant fixings and flashing chases cut into the masonry.

Minor brick spalling is evident across several elevations of each stack, ranging from isolated damaged units to more concentrated areas of decay. Mortar joints are widely eroded or open, with localised areas exhibiting more significant loss. The corbelled brickwork also shows early signs of movement associated with mortar recession and prolonged weather exposure.

The cementitious flashing to the chimney heads is generally cracked and debonded, allowing water ingress around the chimney pots and into the masonry core. Redundant lead chases, embedded ferrous fixings, and poorly executed repairs are evident in several locations, contributing to localised cracking and increasing the potential routes for moisture penetration.

Repair Strategy

Preparation

All repair works will be undertaken in accordance with established conservation principles, minimising the loss of historic fabric and ensuring compatibility between new and existing materials.

Concealed areas will be exposed by removing the timber boarding above the first-floor windows within the central section of the façade. This will allow inspection and assessment of the underlying fabric while also reducing moisture entrapment and salt migration affecting the limestone keystones.

Any vegetation growth identified across the principal façade and chimney stacks will be carefully removed from the masonry surfaces.

Repairs & Conservation

Spalled bricks will be replaced using 'Heritage Handmade Dark Blend' laid in lime mortar to maintain both structural performance and visual continuity.

Redundant fixings, disused signage attachments, and embedded lead chases will be removed where practicable in order to reduce moisture ingress and localised stress concentrations within the masonry.

Cracked and displaced gauged brick arches, particularly the dropped arch at second-floor level within the western section and the first-floor window heads within the central section, will be carefully stabilised. Existing limestone keystones will be retained and repaired using minimal intervention techniques in accordance with conservation best practice.

The two largest chimney stacks will have the existing cementitious flaunching removed, and the corbelled sections carefully dismantled to permit the introduction of additional brick courses. These works will increase the chimney heights in accordance with the approved drawings. The added courses will also allow the new flat roof construction associated with the rooftop bar to be properly flashed into the chimney masonry while enabling the reconstructed corbelling detail to remain clear of the new roof structure. This approach will preserve the visibility and prominence of the historic corbelled detailing rather than concealing it behind modern roofing elements.

All defective pointing and failed mortar joints to the chimneys will be carefully cut out and repointed using a lime-based mortar. Failed flaunching to the remaining chimney stacks will also be repaired or replaced as required.

The parapet walls will be dismantled down to flat roof level to facilitate the removal and replacement of the existing damp-proof membrane layer, thereby improving adhesion between the bedding mortar and wall head. The existing flat roof currently exhibits evidence of water ingress and failure of the waterproofing layer around the parapet perimeter.

To ensure the new damp-proof membrane is correctly dressed and to prevent future water penetration, the membrane will be extended up into the parapet construction. This will require the parapet walls to be carefully dismantled and rebuilt using the existing bricks wherever possible, with defective units replaced using approved 'Heritage Handmade Dark Blend' bricks.

As part of these remedial works, the parapet copings will also be removed and replaced due to several coping stones are damaged and/or cracked, some have been poorly installed with inadequate drip detailing to ensure water is shed clear of the wall surface. The replacement coping stones will have a profile and material composition to match the existing. These coping stones will be set on the rebuilt parapet using lime-based bedding mortar. The copings will be laid to provide adequate falls for water shedding and improved restraint against future movement.

Finishes

Any replacement bricks required for repairs to the building will comprise 'Heritage Handmade Dark Blend' bricks supplied by Buildscape.

Maintenance

Future cleaning of the façade should avoid the use of high-pressure washing systems, which may damage historic masonry and associated finishes. Instead, controlled low-pressure cleaning techniques, such as superheated steam systems, should be adopted to safely remove dirt, organic growth, and deteriorated paint finishes without abrading the masonry surface.

Ongoing monitoring of high-level masonry, particularly corbelled brickwork and exposed arises, should be undertaken to identify early signs of movement or material decay.

5.0 South Façade: Timbers Condition Investigation

Construction Summary

Bay Window

The bay window extends from the first to the third floor and is constructed entirely in timber, cantilevered above ground level to form a jettied projection. As with much of the principal façade, the redevelopment undertaken circa 1929 introduced significant alterations, including the addition of the third-floor section of the bay. Subtle variations in detailing and construction methods are evident when compared with the lower levels. Extensive areas of the original timber fabric have subsequently been concealed beneath later 20th and 21st-century remedial overcladding in softwood and plywood sheeting. This covering is likely to have contributed to the retention of moisture within the concealed historic fabric.

All timber members inspected by H&R appeared to comprise relatively small and varied section sizes, indicating a pattern of incremental construction and subsequent alteration rather than a single cohesive structural scheme. The limited dimensions of the members, particularly within the cantilevered areas (excluding the cantilevered oak joists), increase the susceptibility of the structure where decay is present.

Primary and secondary members were predominantly secured using ferrous nails. Corrosion of these fixings has likely contributed to joint loosening, staining, and the splitting of adjacent timber fibres.

Based on the visual characteristics of grain, colour, and texture, the majority of timbers appear to be softwood, most likely European redwood. Owing to the later addition of the third-floor bay, some variation in detailing and construction techniques at this level is to be expected.

The combined effects of overcladding, lightweight timber construction, ferrous fixings, and prolonged exposure to moisture have resulted in a highly vulnerable structural assembly, necessitating the development of a comprehensive repair strategy.

Window Frames

H&R inspected twenty-seven window frames on the front elevation, spanning ground to third-floor levels. The windows are predominantly constructed from softwood, with sills, jambs, and mullions generally formed from similarly light-section joinery members to those used within the bay structures. Ferrous fixings were commonly used throughout.

Isolated instances of earlier hardwood components were identified; however, these are considered exceptions and may represent surviving elements from earlier phases of construction or repair.

As with the bay structures, evidence of multiple repair campaigns was observed, including piecemeal splicing, localised overcladding, sealant infill, and the repeated application of impermeable paint coatings.

Condition Summary

Bay Window

All three levels of the bay window exhibit evidence of extensive and advanced structural decay. The combined effects of prolonged moisture ingress, impermeable over-cladding, and the use of small-section timber construction have led to a substantial loss of structural integrity.

Mitred cornice joints were found to be open and locally unstable, particularly at corner junctions, creating vulnerable points for the penetration of wind-driven rain. Cornice drainage detailing at the upper levels was observed to be defective, likely because of stress fracturing and inadequate historic repairs. Lead flashings had been poorly patched in several locations, with these failures actively permitting water ingress into the bay structures. Low-level but ongoing decay was identified within the cornice timbers, typically originating from exposed end grain at inadequately sealed mitre joints.

Severe decay was evident to mullions and sills at second- and third-floor levels, with complete sill deterioration occurring in several locations. Junctions between mullions and sills were particularly vulnerable, exhibiting significant loss of section and compromised joint stability. At first-floor level, sections of sill members had failed entirely, while widespread deterioration was present within the upstand panelling and lower skirt joinery. Removal of later over-cladding exposed severe concealed decay within the historic timber members, and it is strongly suspected that similar deterioration exists in other concealed areas beneath the cladding.

The undersides of the jettied bays displayed severe decay to the bressummer fascia boards and associated supporting members, especially at corner junctions. At first-floor level, extensive structural deterioration was identified within the cantilevered support members in areas affected by defective balcony drainage above. Previous investigations have also identified widespread structural decay to the jettied floor joists, consistent with the observed moisture ingress pathways.

Window Frames

All inspected window frames exhibited some degree of decay, predominantly concentrated within the most vulnerable lower components, namely the timber sills and the jamb feet at their tenoned connections with the sills. Moisture entrapment was commonly observed at mullion-to-sill junctions and at casement guiderail interfaces, where drainage becomes restricted during periods of heavy rainfall.

The decorative central bay windows at ground-floor level comprising three full-height round-headed plate glass windows articulated by later timber pilasters with a moulded cornice above were also inspected. These elements exhibited severe decay attributable to prolonged moisture penetration arising from defective drainage from the balcony above. Long-term saturation has resulted in extensive section loss affecting both decorative and structural timber elements, including the arched timber surrounds, mouldings, and timber pilasters.

Repair Strategy

Bay Window

H&R identified the bay window structure as a priority structural risk due to the extent of decay, its inherent structural vulnerability, and clear evidence of ongoing moisture ingress. Owing to its projecting form and greater exposure when compared with the otherwise linear façade, the bay has been subjected to prolonged weathering, resulting in the deterioration of many of its timber components.

A new structural strategy is therefore proposed to replace structurally unsound members with appropriately graded timber sections, sized to provide enhanced structural performance and durability where required. The proposed works will support the retention and reconstruction of the bay window in conjunction with the installation of new windows throughout the structure. AWA have designed a new structural arrangement comprising a PFC bay support frame, incorporating two 203 UC cantilever beams running north–south to support the bay structure, together with a further 203 UC beam running east–west to support an existing failing oak beam.

The strategy has been developed to minimise intervention to the existing internal oak beam and avoid disturbance to the existing floor structure. This is achieved by lowering the new bay support beams and fixing them back to the internal steelwork, as detailed on AWA drawing 13984-BW-SK1, found in Appendix F.

Given the need to assess each timber element individually, the remedial works will adopt a cascading approach to the repair of the joinery components forming the bay window. The preferred approach is the maximum retention of historic timber in situ, with only minimal refinishing where possible, and progressing to more extensive intervention only where necessary, in accordance with the following repair hierarchy:

1. Timber components found to be in generally sound condition will be retained in situ and repaired locally where required.
2. Timber components in poor condition, but considered repairable, will either be repaired in situ or removed for repair and reinstatement, as appropriate. Repairs may include treatment for wet rot or dry rot, piecing-in of matching replacement timber, and filling and sanding to facilitate redecoration.
3. Timber components deemed beyond repair due to wet rot, dry rot, physical damage, or other forms of deterioration will be removed and replaced with new timber to match the existing species, profile, and appearance where applicable.

The assessment process will be evidence-led to ensure that all decisions regarding repair or replacement are fully justified and aligned with Historic England's Principles of Repair for Historic Buildings.

The timber inspection report recommends avoiding further piecemeal patch repairs except where sufficient sound parent timber remains to support localised splice repairs. Instead, a coordinated and comprehensive repair scheme is advised. Defective cornice drainage arrangements and lead flashings will therefore be removed and renewed as part of the bay window works. In addition, the defective balcony drainage above will be rectified to prevent water discharging onto the bay structure. This will include removal and replacement of the failed waterproof layer, introduction of appropriate drainage falls, and provision of a secondary overflow system designed to discharge water safely away from both the balcony and the bay window below.

Window Frames

All windows to the principal façade are proposed to be replaced with heritage-style double-glazed sash windows in accordance with the approved window schedule and joinery details. New window installations will incorporate appropriately detailed sills with throating, falls, and drip features designed to shed water clear of the wall face. The new windows will be manufactured in Accoya timber for enhanced durability and finished in a breathable paint system in RAL 9010.

Appendices

Appendix A: Historic Photographs



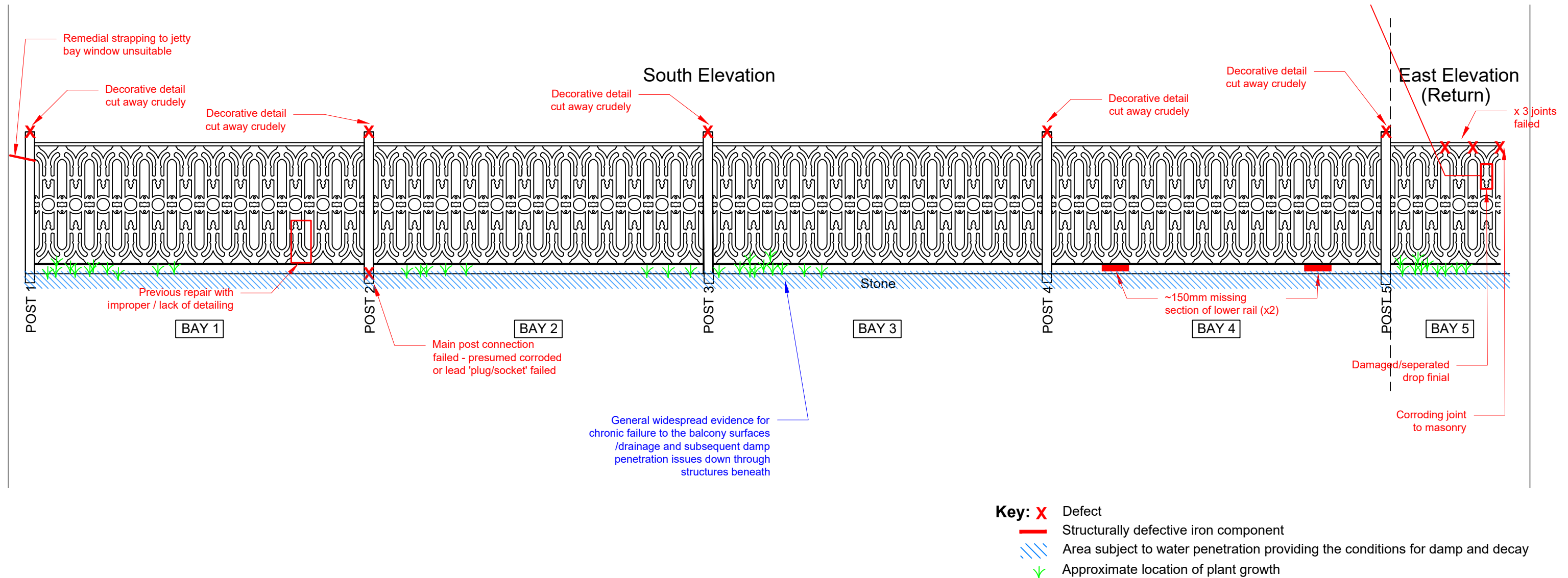
Cathedral Hotel, principal elevation circa 1893



Cathedral Hotel, principal elevation circa early 20th Century

Appendix B: South Facade - Iron Railings Condition Investigation

The railing elevation has been extracted from Hutton & Rostron Site Note 5 'Salisbury Cathedral Hotel: South Facade iron railings condition investigation'



Appendix C: South Facade - Architectural Details Investigation: Window Surrounds

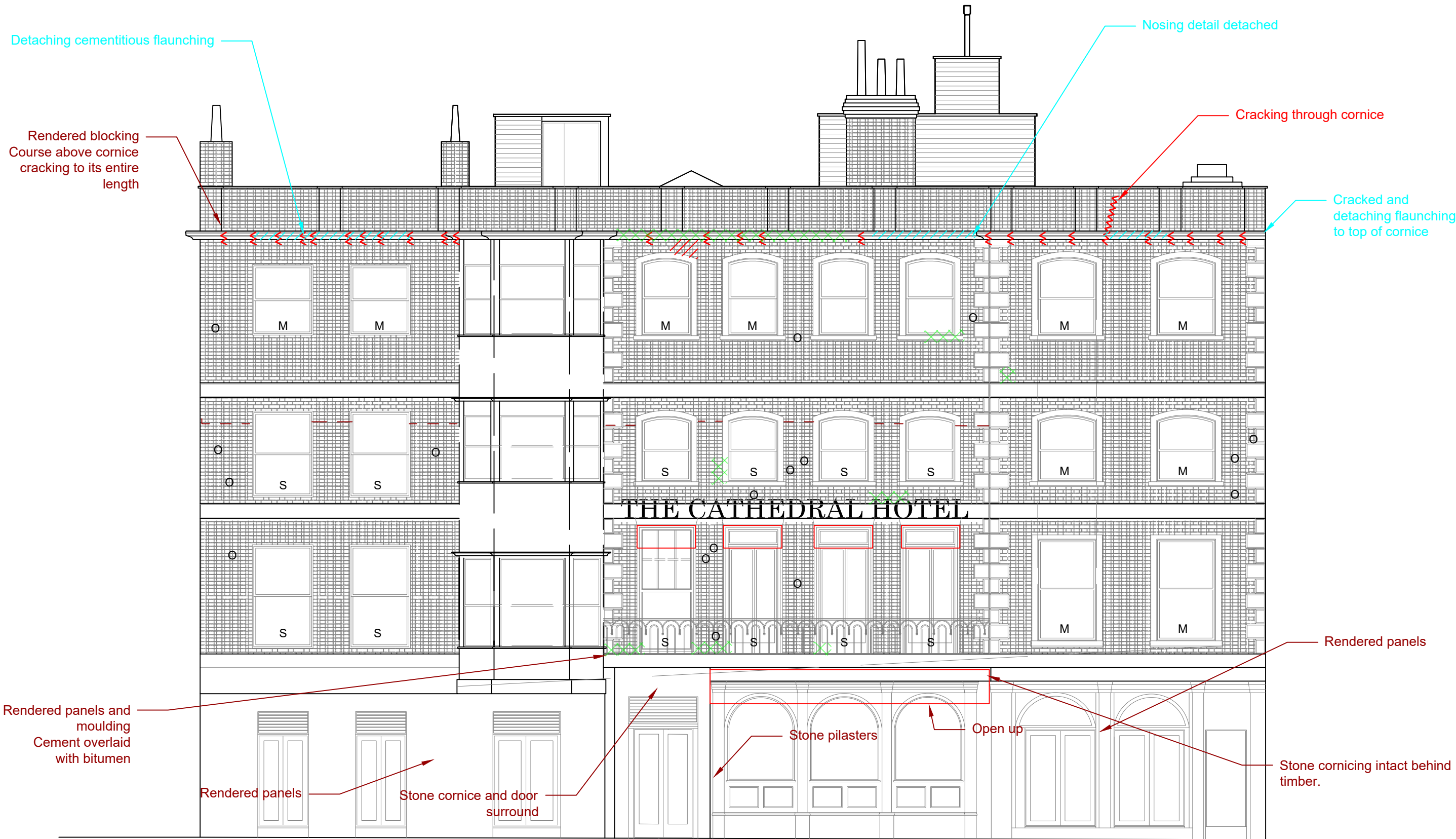
The front elevation has been extracted from Hutton & Rostron Site Note 3 'Salisbury Cathedral Hotel: Facade Architectural Details' investigation report.



Key:  Approximate location of crack to quoins
 Area subject to isolated damage to masonry

Appendix C: South Facade - Architectural Details Investigation: Stone Details

The front elevation has been extracted from Hutton & Rostron Site Note 3 'Salisbury Cathedral Hotel: Facade Architectural Details' investigation report.



Key:

Approximate location of crack

Vegetation growth

Approximate location of plant growth

Area subject to damaged/eroded pointing

Area subject to isolated damage to masonry

S/M

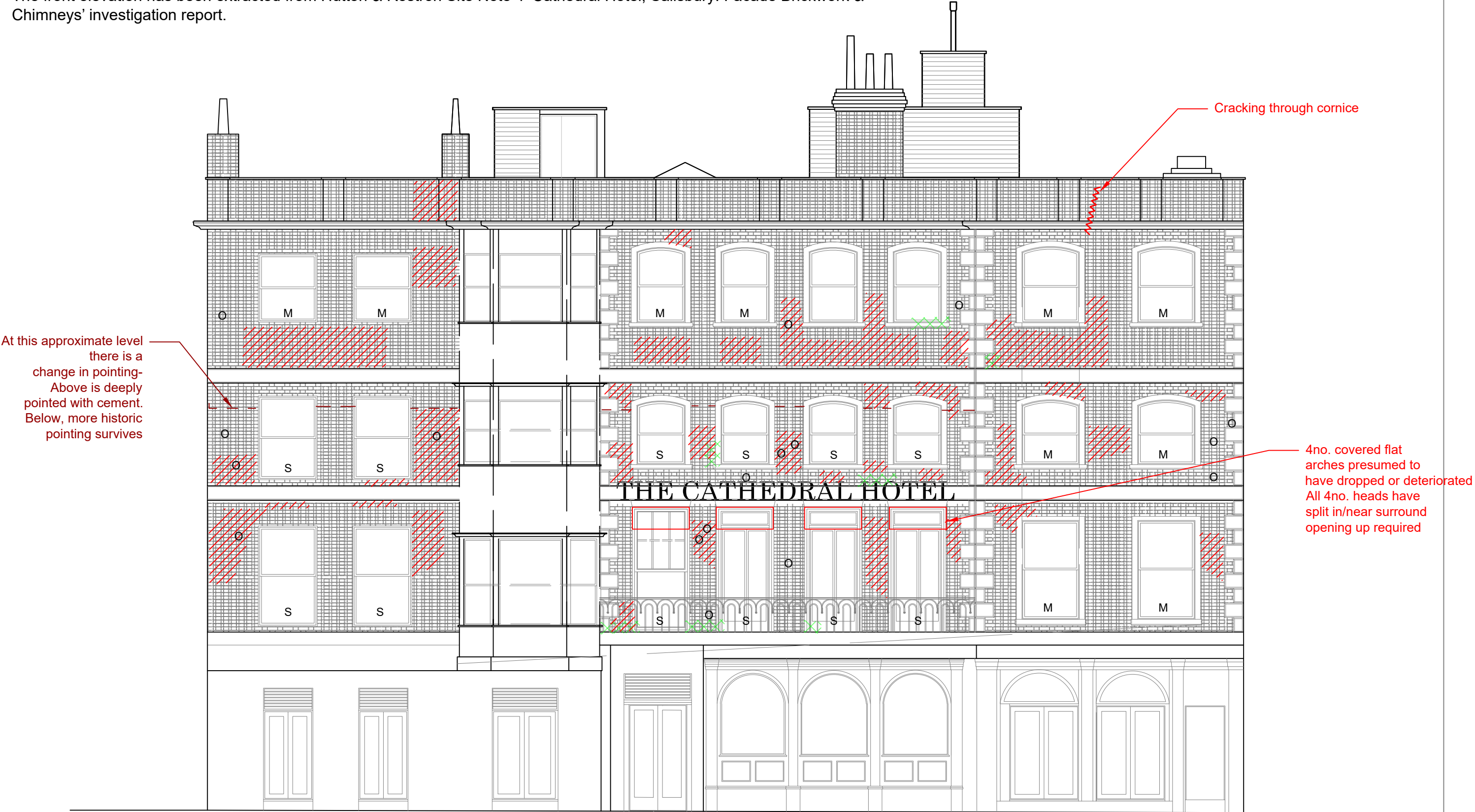
Stone/Mortar Cill

O

Redundant Fixing

Appendix D: South Facade - Brickwork & Chimneys Investigation: Pointing Condition

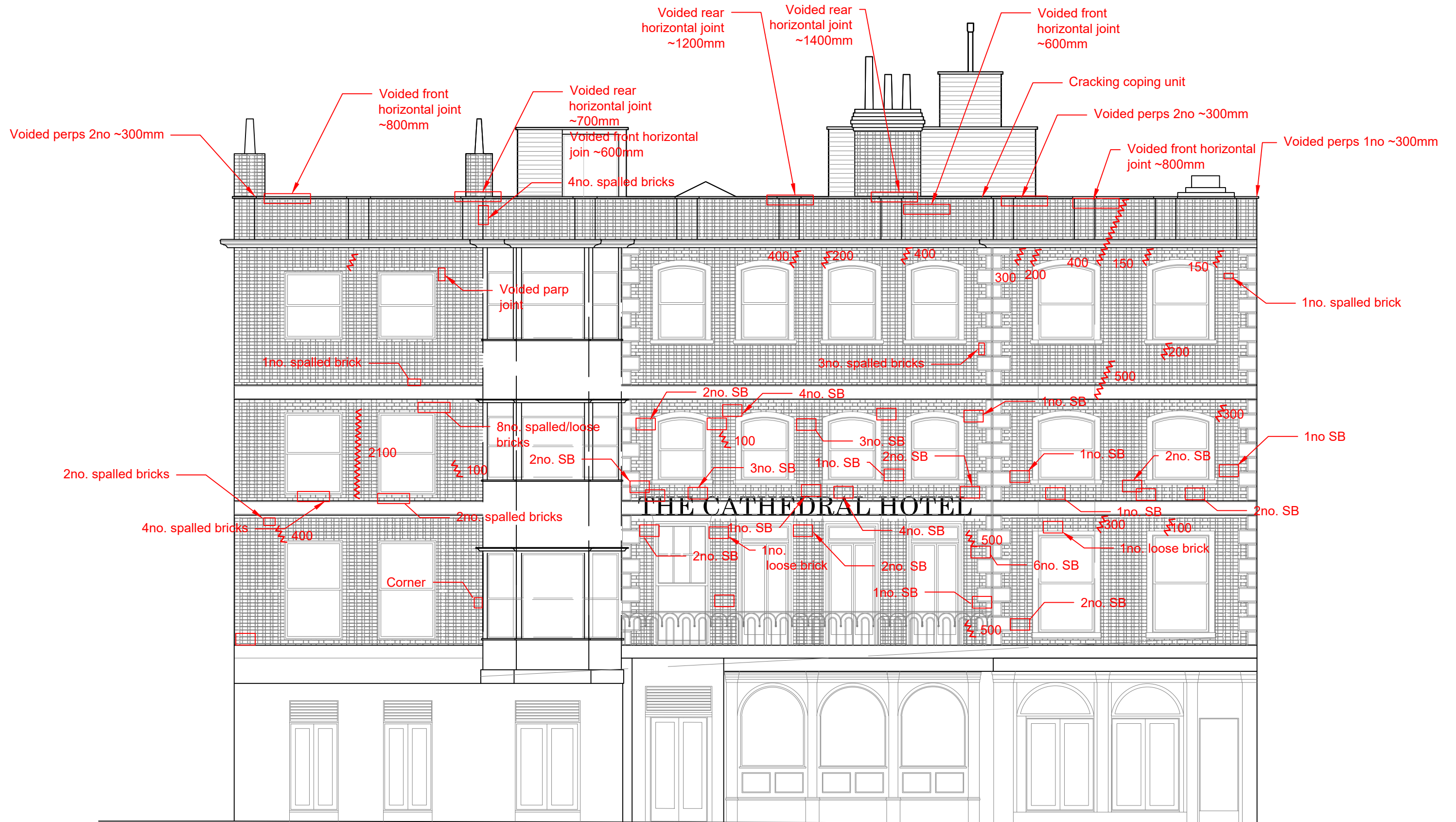
The front elevation has been extracted from Hutton & Rostron Site Note 4 ‘Cathedral Hotel, Salisbury: Facade Brickwork & Chimneys’ investigation report.



- Key:**
- Approximate location of crack
 - Biological growth
 - Approximate location of plant growth
 - Area subject to damaged/eroded pointing
 - Area subject to isolated damage to masonry
 - Redundant Fixing

Appendix D: South Facade - Brickwork & Chimneys Investigation: Brickwork Condition

The front elevation has been extracted from Hutton & Rostron Site Note 4 'Cathedral Hotel, Salisbury: Facade Brickwork & Chimneys' investigation report.

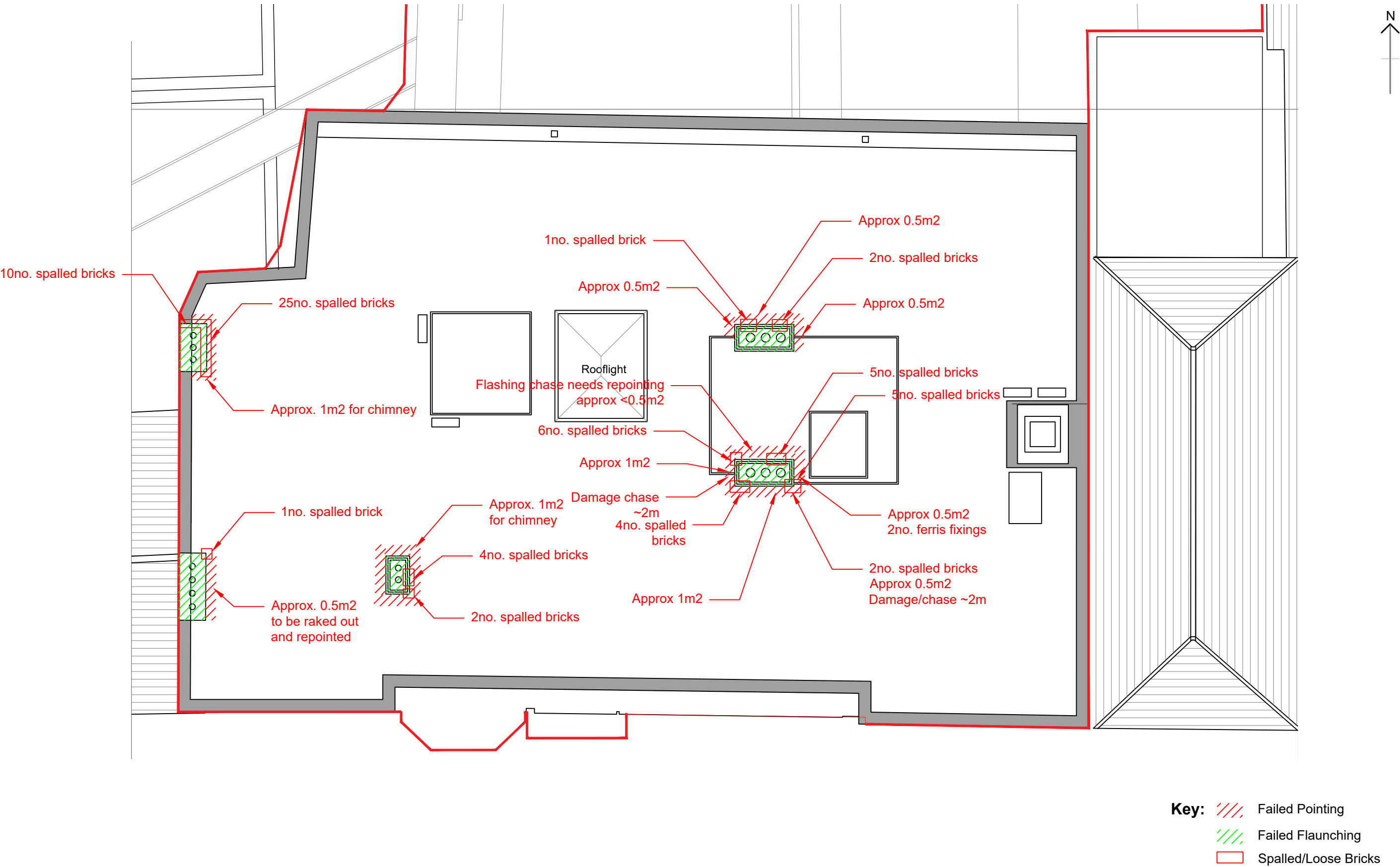


Key:  200 Approximate location of crack in mm

 2no. SB Approximate location and number of spalled brick(s)

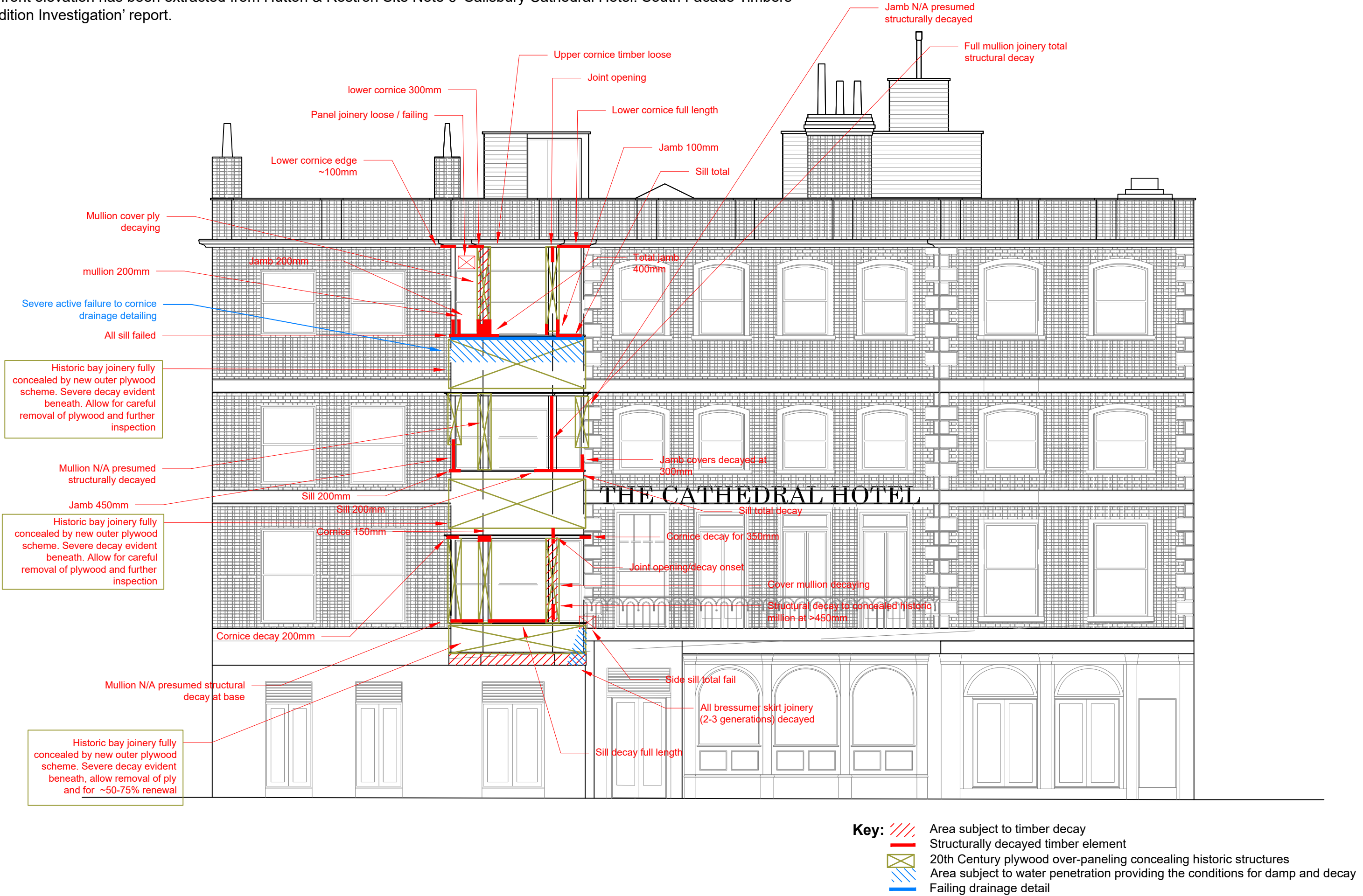
Appendix D: South Facade - Brickwork & Chimneys Investigation: Chimneys Condition

The front elevation has been extracted from Hutton & Rostron Site Note 4 'Cathedral Hotel, Salisbury: Facade Brickwork & Chimneys' investigation report.



Appendix E: South Facade - Timbers Investigation: Bay Window

The front elevation has been extracted from Hutton & Rostron Site Note 6 ‘Salisbury Cathedral Hotel: South Facade Timbers Condition Investigation’ report.

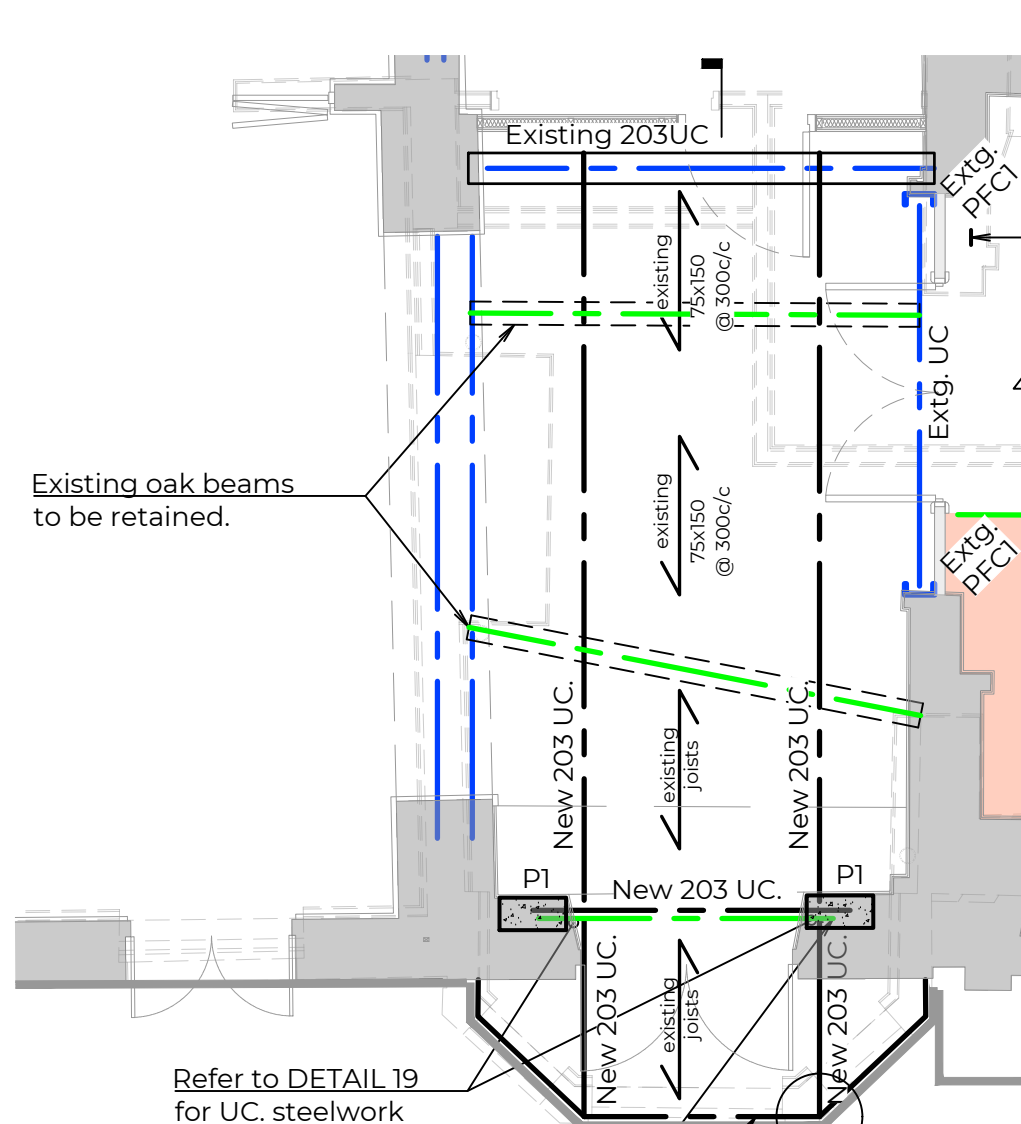


Appendix E: South Facade - Timbers Investigation: Window Surrounds

The front elevation has been extracted from Hutton & Rostron Site Note 6 ‘Salisbury Cathedral Hotel: South Facade Timbers Condition Investigation’ report.



Appendix F: AWA – Bay Window Structural Proposal



Existing oak beams to be retained.

Refer to DETAIL 19 for UC steelwork connection details.

Existing failing oak beam to be removed and replaced with new steel beam.

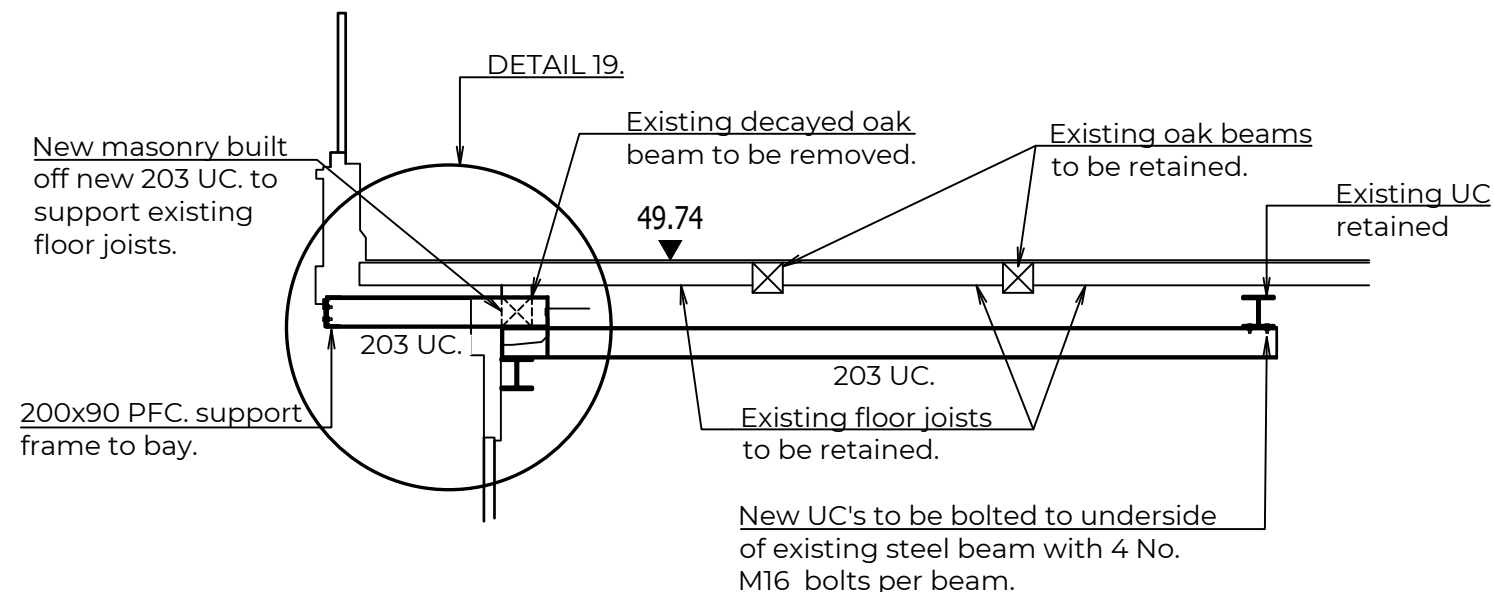
New 200x90 PFC support frame to bay.

PLAN
1:50

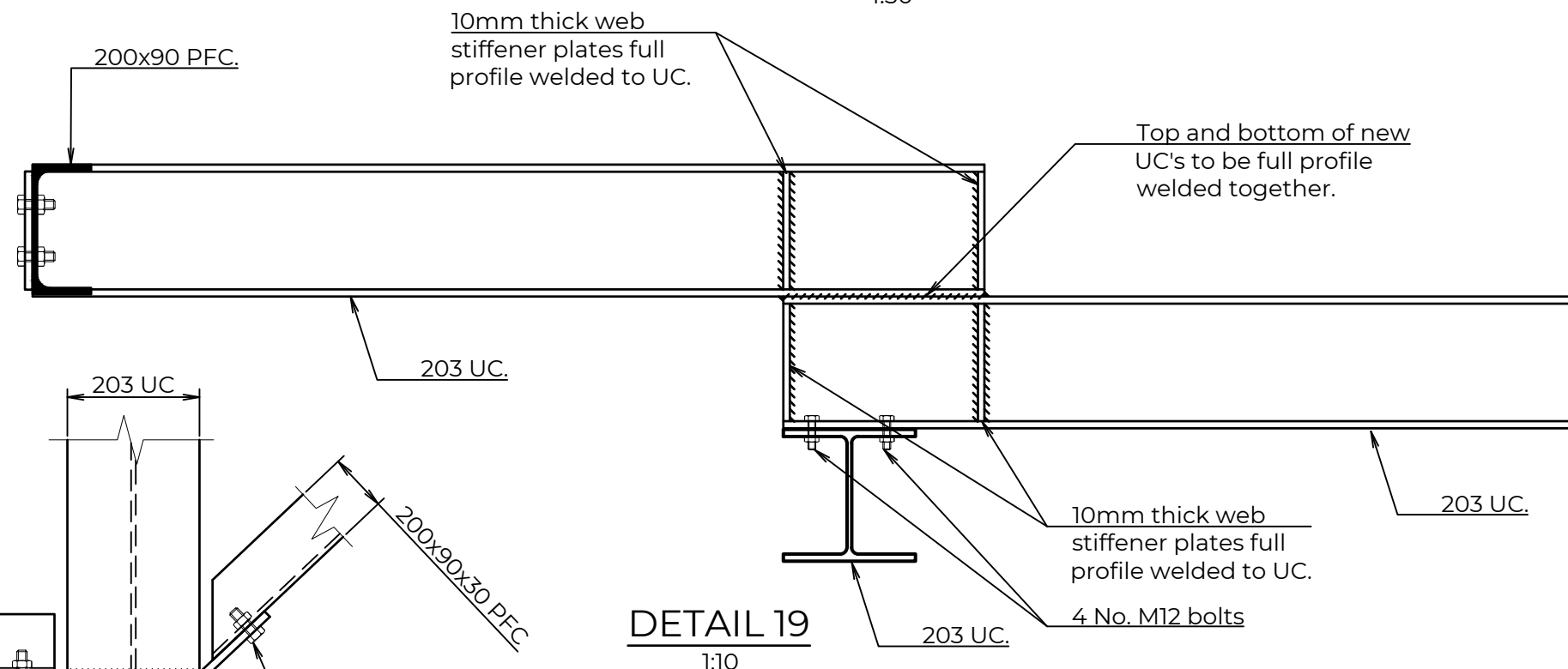
Existing steel beam/column

Existing oak beam

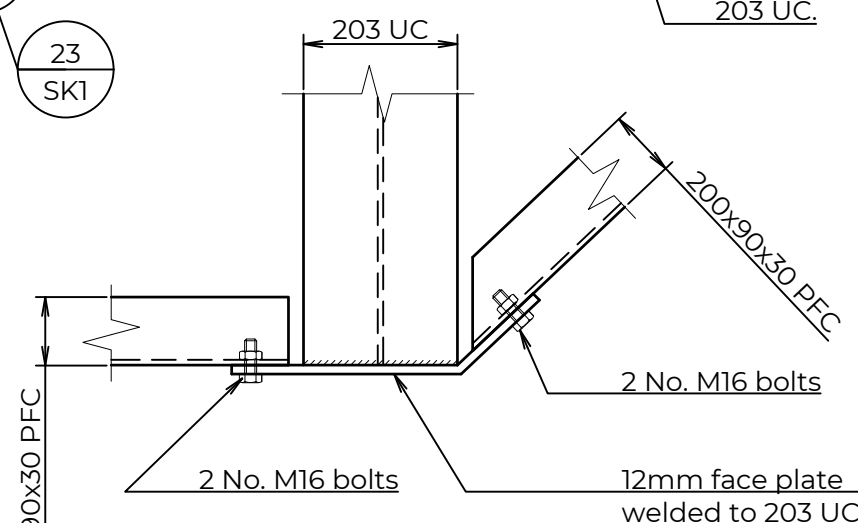
P1 440lg x 100wd x 215dp concrete padstone



SECTION 18-18.
1:50



DETAIL 19
1:10



DETAIL 23
1:10

PRELIMINARY

ARCHITECT
Corstorphine & Wright

CLIENT
Larasian Limited

JOB TITLE
CATHEDRAL HOTEL

DRG TITLE
BAY WINDOW SCHEME

REV	DATE	REVISIONS	CHK
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ANDREW WARING ASSOCIATES

Consulting Engineers
STRUCTURAL - CIVIL - MARINE
Romsey, Hampshire - Bath, Somerset

Romsey: 01794 526447
 Bath: 01225 251498
 Email: mail@awaengineers.com
 Website: www.awaengineers.com

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