

**The Imperial Hotel
The Promenade
Blackpool
FY1 2HB**

**Design and Access Statement in Respect of the
Proposed Structural Repairs and Waterproofing to the
Ground Floor Restaurant**

1. General Details and Background

- a. This statement is to be read in conjunction with and as part of the formal Listed Building Application dated 14th June 2021 submitted to the Blackpool Council via The Planning Portal by Partington Associates of 13 Gilibrand Street, Chorley, Lancashire PR7 2EJ.
- b. Details of the proposed works to the front boundary wall are shown on Partington Associates Drawings Nos: TPD 596/ 01, 02, 03, 04, 05 and 06, together with a Structural Report confirming the extent of the structural issues affecting the Ground Floor Restaurant, and the remedial measures proposed, copies of photographs showing the areas affected, plus this Design and Access Statement.
- c. The works that are the subject of this application are remedial repairs necessary to rectify corroding steel reinforcement in parts of the concrete roof and floor structure of the ground floor restaurant, and associated water penetration. Details of the extent of the steel corrosion and the resultant damage to the concrete slabs and the external brickwork walls are set out in the structural assessment and report prepared by Partington & Associates, and included with the application documents.
- d. This application relates to remedial and maintenance work only, and no alterations to the external appearance of the building, or amendments to the floor plan, use or extent of the building are proposed.
- e. The exterior of the restaurant which is the subject of this application can be inspected easily from The Promenade and hotel car park, but access to inspect the interior of the restaurant, or any other areas of the building should be arranged directly with Partington Associates Ltd, (contacts Rodney Taylor, mob 07971 566275 or Frederick Finch, mob 07990 570330), who similarly should be contacted regarding any queries or additional details required about the works.

2. Use and Description

- a. The Imperial Hotel occupies a prominent position, both overlooking the promenade, and also in the history of Blackpool.
The hotel, which is a Grade II listed building, was constructed in 1866/1867, with six storeys, including Basement Ground, 1st, 2nd, 3rd and 4th floor levels, formed in a traditional French Renaissance style in a 'U' shaped plan, about a central entrance and tower, with two side wings extending to the rear.
An additional wing was added on the North Side in 1875 and this wing was modified and extended in 1904, with a ground floor, basement and three upper floors, the ground floor and basement projecting forward of the main façade, and currently containing the larger part of the hotel restaurant on the ground floor, with a swimming pool under, which forms part of the hotel leisure club.

- b. It is this projecting two storey 1904 section, in it's exposed position on the North-west corner of the hotel, immediately facing the Promnade and beach, and exposed to the full force of storms from the Irish Sea that is the subject of this application.

As indicated on the accompanying drawings and photographs, the restaurant is constructed externally in an elaborate Baroque style, with a brick external walls of part cavity, part solid construction, with extensive decorative details, formed in a mixture of natural and reconstituted stone and render, with some concrete to copings.

- c. The main roof and floor of the two storey section are constructed with a grid of steel beams supporting concrete slabs reinforced by smaller steel filler joists cast into the concrete at 500-600 mm centres, and it is these smaller reinforcing joists that are now corroding.

The roof over the concrete roof slab is finished in asphalt, now badly crazed, and overlaid with later repairs, whilst the central raised roof area, which it is thought were originally designed as three large glazed timber rooflights, has been overlaid and covered in roofing felt.

3. Design Considerations

- a. The Imperial Hotel has occupied it's prominent but exposed position on the sea front for over 150 years, and during that time has weathered storms, gales, high winds, salt spray and other issues that have over time caused both specific damage to roofs and the more exposed elements of the building, plus a general level of disruption and deterioration which has meant that maintenance is a constant and ongoing problem and necessity to maintain the standards and appearance expected in such a prominent hotel.

Some specific elements of the building appear more susceptible to weather conditions than others, and this is the case with the 1904 extension that forms the restaurant, where the more elaborate decorative elevations, closer proximity to the sea, and use of concrete floor and roof slabs with steel reinforced filler joists that are prone to corrosion in a damp and salty atmosphere has lead to severe rusting and expansion of the steel, with resultant cracking in the slabs and supporting brickwork. These cracks then admit more water, and the process and the deterioration accelerate, to the extent that it threatens the integrity of the structure.

- b. The works now proposed are intended to initially stabilise and seal the rusting steelwork by pressure injecting and encapsulating the rusting filler joists with a chemical sealant, then install a network of smaller support beams to the undersides of the slabs, fixed back to the main structural steel cross beams, to provide long term support to the damaged concrete slabs.

At the same time a series of additional maintenance repairs will be carried out to ensure the roof and fabric are as far as possible fully waterproofed.

These will include externally recoating the roof surface, repair and repointing of the external walls and parapets, overhaul of flashings and rainwater systems, and internally the lining of the damp affected walls with insulated waterproof plasterboard, prior to the full restoration of internal and external decorations.

- c. The proposals are intended to repair defective structural elements, prevent further water penetration into the building fabric, restore the decorative finishes and features and prolong the general life of the building, without changing the overall external elevations or appearance of the elevations or adversely affecting the character of the interiors.

4. Application Details

- a. As indicated on the Structural Engineering Report and Drawings Nos TPD 596/01 to 06, the detailed remedial structural repair proposals and associated waterproofing works including the following:
 - 1- Erection of external scaffolding to provide full access to the exterior walls and roof of the restaurant, plus internal scaffolding platforms to provide full access to the underside of the ceilings and deteriorating concrete slabs.
 - 2- Treatment of corroding filler joists from above with chemical and resin 'Stablicem' injection system by Resitech Ltd to stop corrosion and stabilise affected concrete.
 - 3- Temporarily remove modern suspended ceilings in affected areas to allow for new steel support system, and reinstate on completion.
 - 4- Install new structural beam support system as shown on Drawing TPD 596/06 to underside of defective concrete, fixed back to existing main steel
 - 5- Treatment of defective asphalt roof and upstands with Kemper reinforced roofing system to prevent further penetration through roof.
 - 6- Repairs to cracked and defective brickwork and repointing of external elevations to prevent water penetration, and renewal of defective copings and flashings.
 - 7- The cladding of the inside faces of the external walls with approx 20mm waterproof insulation board, overlaid with plaster to further reduce water penetration and condensation, and the reinstatement of all decorative details, dado rails and skirtings. Additional insulation will also be provided to the undersides of the roof slabs, and the external walls in the ceiling voids.
 - 8- The overhaul of all windows and external joinery, and the external rainwater pipes and roof outlets.
 - 9- The preparation and redecoration of all previously painted windows, downpipes, wall surfaces and other elements to match the existing external colour scheme.
 - 10- The redecoration of the complete restaurant area to match the existing design, plus the reinstatement of all fitted furniture and carpets.
 - 11- The temporary disconnection, reinstatement and testing of all affected services, ventilation, electrics and fire alarms.

5. Access

- a. There are no changes proposed to the hotel layout, the circulation routes within the hotel, to the main or secondary entrances, or to any escape routes.
- b. The bulk of the works are proposed within the main restaurant of the hotel, which is accessed from the main internal ground floor circulation area of the hotel, and this arrangement will continue when the works have been completed. The secondary access and escape route from the restaurant on the South face will be retained, used as a contractor's access, and redecoated after the structural work. This route, and the basement escape route from the swimming pool will be made more secure by the proposed repairs to the defective ceilings and slabs above.

6. Appearance

- a. The works proposed are necessary repairs intended to prevent further deterioration of the structure, fabric and finishes in the restaurant area, and to rectify the damage caused to the building by water penetration, corroding steelwork and cracking concrete, due to age and extreme exposure to the marine environment for over 100 years.
- b. Other than the maintenance and repair works described there are no changes proposed to the exterior of the building, and it is intended that the structural repairs and associated works, followed by the redecoration works will restore the original intended appearance of the exterior and interior of the restaurant area and considerably extend the active life of the building.

7. Summary

- a. The works proposed in this Application involve necessary structural repairs designed to stop further corrosion and provide additional structural support to the original reinforced concrete roof and floor slabs that have been in position for 117 years but have been badly weakened by water penetration and salt attack, which has led to corrosion and rust expansion of the steel reinforcement, and resultant cracking and displacement of the affected concrete slabs and the adjacent external brickwork.
- b. The treatment of the steel to prevent further corrosion, the provision of the new steel support system under the slabs, and additional waterproof measures including making good of cracks, repointing, redecorating, renewal of flashings and DPCs to copings and upstands and resurfacing of the flat roofs over, is intended to halt the deterioration through water penetration that has increased considerably over recent years, without changing the external appearance of the building.
It will considerably prolong the active life of this part of the listed building, and allow the restaurant to continue its critical role in the operation of the hotel, to the benefit of guests and visitors to Blackpool.

Accordingly we trust that your Council will be able to grant the necessary listed building consent for the works described to proceed.