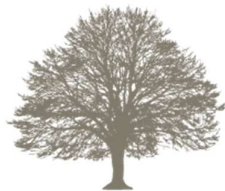


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HORNCLIFFE MANSION  
BURY ROAD, EDENFIELD,  
BB4 6JS

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**JAMES REID**  
PARTNERSHIP

83 Ducie St  
Manchester  
M1 2JQ

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0161 706 1577

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[jamesreidpartnership.com](http://jamesreidpartnership.com)  
[info@jamesreidpartnership.com](mailto:info@jamesreidpartnership.com)

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# PROPOSED PHASE 2 WORKS MAIN HOUSE

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## Foreword:

To be read in conjunction with: Existing layout plans (HM-EX2) Proposed layout plans (HM-PH2) Structural report (s-mech) Border Archaeology Level 3 Report

This Phase of works follows on from PH1 clearance and removal of debris and removal of rear outrigger, and is aimed at protecting existing building fabric and preventing further loss in the short to medium term prior to full reinstatement of the asset. It does not propose to change the usage of the building or make any proposals for finishing details such as roof covering, windows, doors, internal finishes. Due to the perilous condition of the building and nature of the project it is considered necessary for these works to commence as soon as possible to prevent further deterioration and stabilise the building by adding lateral support and restraint.

The proposed works are designed to limit the possibility of recurrence of previous problems which have lead to the buildings current state which was caused primarily through fire and dry rot.

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# PHASE 2

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## Exterior:

- No proposed changes

## Interior:

### Replacement of existing floors;

- Ground floor; renew existing floor to same finished floor level as original, using 150mm concrete block and beam supported on steel beams with 70mm screed finish. This will provide an additional level of strength and fire protection.
- First and second Floor; renew existing floor structure to same finished floor level as original. Due to the span lengths it will be necessary to dissect the floors with steel beams on padstones. Existing joist pockets will be reused wherever possible and pockets for steelwork to be kept to minimum. C24 75mm x 220mm joists with DPM end protection in wall pockets.

### Replacement of Roof Structure;

- The form will take that of the original structure and utilise existing wall pockets wherever possible. Steel Beams will be used to form the overall shape and c24 47mm x 220mm will infill the beams to create strength and the support for roof covering. The structure will tie together the chimneys and offer lateral support.

### Replacement of brickwork and lintels;

- It is proposed at this stage to make structural repairs to the building fabric to prevent further collapse and improve structural strength. Class 2 Bricks will be used to infill any areas of missing brickwork back to previous form, the reuse of reclaimed existing brick is not considered suitable due to fire damage to the brick. Repairing with Class 2 will ensure measurable strength and provide definition of what areas of the building were damaged going forward.
- Rotten timber lintels will be replaced with 215x140 concrete lintels inline with some lintels which have been previously replaced. This will ensure

strength going forward and be less susceptible to future damage from dry rot and fire.

- Similarly Rotten timbers embedded within the walls will be replaced with brick.
- The walls between rooms (F1 and F2) and (F2 and F3) are too badly fire damaged to be repaired, it is proposed to replace these from first floor level to finished roof height in concrete block for strength.

Photos of example areas to be repaired;



Photo 1, Room F3 Rebuild brickwork to support brickwork above.





Photo 2 Room F1 Rebuild brickwork to support brickwork above.



Room F9, rebuild brickwork under window.