193	Bedroom
Heritage Significance	Low
Description of Significance	1851 Plans and 1930s indicate this formed a singular large bedroom. . Note whilst corner rolls on ceilings in place, historic water damage to the outer wall has revealed these to be Mixed age in nature (some brown gypsum sections) and it should be noted that the ceilings total loss due to demonstrable evidence of debonding, historic weater damage, lath rot and multiple instances of poor repair and gypsum plaster application. It is noted that a similar issue arises to internal walls in respect of general plaster condition (very poor). The significance of this space is largely derived from its largely 1930 plan form, the volume and mansard form to the outer wall. Some of the 1930s door architraves remain
Demolition	Strip out Floor: **Yes** · Strip out Ceiling: **Yes** · Strip out Wall: **Yes** · Strip out FF&E: **Yes** Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 3 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901.
Works to Ceiling	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 3 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300.
Works to Walls	New Partition with Skirting: **Yes** · New Door opening in existing Wall: **No** Existing defective mixed & Latham plaster to be removed and suitably prepared to receive a gypsum wall lining system with air gap (External Wall). For all other existing walls, Make good of all existing plaster to existing walls. Where works is required to the existing wall plaster, the following hierarchy of repair is to be applied. Whole skims as required - Gypsum multiskim. Light cracking - local scabble, skrim and gypsum. Deep crack and former elec chases - remove all gypsum, infil to 45mm with lime plaster, skrim and gypsum multiskim.
Works to Windows	Window panelling to reveals to be reinstated (Where required) & redecorated
Works to Doors (External)	N/A
Works to Doors (Internal)	New false internal doors to be installed within existing frames (where possible to do so). Otherwise, new frames & architraves to match existing.
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901. ceilings and mansard wall plaster to be removed (lath retained in place where practicable). Netting and stand off insulated liner system to be applied. Door architraves to be retained where possible.
M&E Works	MVHR to be installed within en-suite ceiling void utilising existing chimney stacks to vent to atmosphere. Fan coil units installed within newly formed bulkheads to provide heating & cooling. All ductwork concealed within dropped ceiling (Refer to MEP drawings for further details)

194	En-Suite
Heritage Significance	Detrimental
Description of Significance	Under 1886 plans formerly part of the sittingroom for bedroom 195 - considered total material loss due to extensive historical interior works.
Demolition	Strip out Floor: **Yes** · Strip out Ceiling: **Yes** · Strip out Wall: **Yes** · Strip out FF&E: **Yes** Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901.
Works to Ceiling	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300.
Works to Walls	New Partition with Skirting: **No** · New Door opening in existing Wall: **Yes** Existing defective mixed & Latham plaster to be removed and suitably prepared to receive a gypsum wall lining system with air gap (External Wall). For all other existing walls, Make good of all existing plaster to existing walls. Where works is required to the existing wall plaster, the following hierarchy of repair is to be applied. Whole skims as required - Gypsum multiskim. Light cracking - local scabble, skrim and gypsum. Deep crack and former elec chases - remove all gypsum, infil to 45mm with lime plaster, skrim and gypsum multiskim.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	New internal doors to be installed within existing frames (where possible to do so). Otherwise, new frames & architraves to match existing. New opening formed within the existing wall, new frames & architraves to match the existing
Miscellaneous	
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

196	En-Suite
Heritage Significance	Detrimental
Description of Significance	Under 1886 plans formerly part of the sittingroom for bedroom 195 - considered total material loss due to extensive historical interior works.
Demolition	Strip out Floor: **Yes** · Strip out Ceiling: **Yes** · Strip out Wall: **Yes** · Strip out FF&E: **Yes** Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901.
Works to Ceiling	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300.
Works to Walls	New Partition with Skirting: **No** · New Door opening in existing Wall: **No** Existing defective mixed & Latham plaster to be removed and suitably prepared to receive a gypsum wall lining system with air gap (External Wall). For all other existing walls, Make good of all existing plaster to existing walls. Where works is required to the existing wall plaster, the following hierarchy of repair is to be applied. Whole skims as required - Gypsum multiskim. Light cracking - local scabble, skrim and gypsum. Deep crack and former elec chases - remove all gypsum, infil to 45mm with lime plaster, skrim and gypsum multiskim.
Works to Windows	Existing window to be removed and opening to be made good
Works to Doors (External)	N/A
Works to Doors (Internal)	New false internal doors to be installed within existing frames (where possible to do so). Otherwise, new frames & architraves to match existing.
Miscellaneous	
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

195	Bedroom
Heritage Significance	Low
Description of Significance	Under 1886 plans this formed a singular bedroom with and has an original dedicated doorway into ensuite 196 (former small sitting room).1930s plans included opening formed into former dedicated general WC 194 which was closed off in 1970s works. Note whilst corner rolls on ceilings in place, historic water damage to the outer wall has revealed these to be Mixed age in nature (some brown gypsum sections) and it should be noted that the ceilings total loss due to demonstrable evidence of debonding, historic weater damage, lath rot and multiple instances of poor repair and gypsum plaster application. It is noted that a similar issue arises to internal walls in respect of general plaster condition (very poor). Sigificance derives largely from largely unamended 1886 plan form and entrance/ WC door ways which retain their 1886 profiles architraves
Demolition	Strip out Floor: **Yes** · Strip out Ceiling: **Yes** · Strip out Wall: **Yes** · Strip out FF&E: **Yes** Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 3 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901.
Works to Ceiling	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 3 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300.
Works to Walls	New Partition with Skirting: **Yes** · New Door opening in existing Wall: **No** Existing defective mixed & Latham plaster to be removed and suitably prepared to receive a gypsum wall lining system with air gap (External Wall). For all other existing walls, Make good of all existing plaster to existing walls. Where works is required to the existing wall plaster, the following hierarchy of repair is to be applied. Whole skims as required - Gypsum multiskim. Light cracking - local scabble, skrim and gypsum. Deep crack and former elec chases - remove all gypsum, infil to 45mm with lime plaster, skrim and gypsum multiskim.
Works to Windows	Window panelling to reveals to be reinstated (Where required) & redecorated
Works to Doors (External)	N/A
Works to Doors (Internal)	New internal doors to be installed within existing frames (where possible to do so). Otherwise, new frames & architraves to match existing.
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901. Ceilings and mansard wall plaster to be removed (lath retained in place where practicable). Netting and stand off insulated liner system to be applied. Door architraves to be retained where possible.
M&E Works	MVHR to be installed within en-suite ceiling void utilising existing chimney stacks to vent to atmosphere. Fan coil units installed within newly formed bulkheads to provide heating & cooling. All ductwork concealed within dropped ceiling (Refer to MEP drawings for further details)

(20) Heritage Scoping General Notes & Key

Heritage Significance Key

- Considerable
- High
- Moderate
- Low
- Neutral
- Detrimental

Drawings to be read in conjunction with the following drawing packages.

Demolition Plans

L054-AHR-20-ZZ-ZZ-D-A-20010 - Ground & Mezzanine Floor Demolition Plan
L054-AHR-20-01-ZZ-D-A-20012 - First Floor Demolition Plan
L054-AHR-20-ZZ-02-D-A-20013 - Second Floor Demolition Plan
L054-AHR-20-ZZ-03-D-A-20014 - Third Floor Demolition Plan
L054-AHR-20-ZZ-04-D-A-20015 - Fourth Floor Demolition Plan
L054-AHR-20-ZZ-B1-D-A-20016 - Basement Level Demolition Plan
L054-AHR-20-ZZ-RF-D-A-20017 - Roof Level Demolition Plan

Proposed Plans

L054-AHR-ZZ-ZZ-00-D-A-20700 - Proposed Ground Floor Plan (Planning)
L054-AHR-ZZ-ZZ-MZ-D-A-20701 - Proposed Mezzanine Floor Plan (Planning)
L054-AHR-ZZ-ZZ-01-D-A-20702 - Proposed First Floor Plan (Planning)
L054-AHR-ZZ-ZZ-02-D-A-20703 - Proposed Second Floor Plan (Planning)
L054-AHR-ZZ-ZZ-03-D-A-20704 - Proposed Third Floor Plan (Planning)
L054-AHR-ZZ-ZZ-04-D-A-20705 - Proposed Fourth Floor Plan (Planning)
L054-AHR-ZZ-ZZ-ZZ-D-A-20706 - Proposed Basement Floor Plan (Planning)
L054-AHR-ZZ-ZZ-ZZ-D-A-20707 - Proposed Roof Plan (Planning)

Refurbishment Strategy Drawings

L054-AHR-20-BA-00-D-A-20201 - Ground Floor Reception - Refurbishment Strategy
L054-AHR-20-BA-00-D-A-20202 - Ground Floor Reception Elevations - Refurbishment Strategy
L054-AHR-20-BA-00-D-A-20203 - Conference Room - Refurbishment Strategy
L054-AHR-20-BA-01-D-A-20204 - Former Dining Room - Refurbishment Strategy
L054-AHR-20-BA-00-D-A-20205 - Former Signing Room - Refurbishment Strategy

Interior Design Strategy

L054-AHR-ZZ-ZZ-ZZ-T-I-08901 - Interior Design Strategy

X77	Circ.
Heritage Significance	Low
Description of Significance	this space has remained largely unaltered from the 1886 form as transition lobby for Bed 175 & 177. Acting as an original corridor end "lobby" it is framed by the plaster archway adjoining X71. All timberwork to openings and skirtings appear to be 1930s in origin. Ceiliongs appear to be 1970s in origin.
Demolition	Strip out Floor: **Yes** · Strip out Ceiling: **Yes** · Strip out Wall: **Yes** · Strip out FF&E: **Yes** Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901.
Works to Ceiling	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300.
Works to Walls	New Partition with Skirting: **No** · New Door opening in existing Wall: **No** Existing defective mixed & Latham plaster to be removed and suitably prepared to receive a gypsum wall lining system with air gap (External Wall). For all other existing walls, Make good of all existing plaster to existing walls. Where works is required to the existing wall plaster, the following hierarchy of repair is to be applied. Whole skims as required - Gypsum multiskim. Light cracking - local scabble, skrim and gypsum. Deep crack and former elec chases - remove all gypsum, infil to 45mm with lime plaster, skrim and gypsum multiskim.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	As x71 - reinstatement of ceiling in coffer style, archway rolls and doorway 30s roll timber architraves to be retained where practicable
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

197	Store
Heritage Significance	Detrimental
Description of Significance	under 1886 plans this formed a sole bathroom off the circulation X77 (general bathroom) Under 1930s works this was separated into 2nr bathrooms horizontallybut unlike other floors, one was sitill accessed from the corridor. Detrimental designation due to plan form change although 1930s door architraves remain.
Demolition	Strip out Floor: **Yes** · Strip out Ceiling: **Yes** · Strip out Wall: **Yes** · Strip out FF&E: **Yes** Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901.
Works to Ceiling	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300.
Works to Walls	New Partition with Skirting: **No** · New Door opening in existing Wall: **No** Existing defective mixed & Latham plaster to be removed and suitably prepared to receive a gypsum wall lining system with air gap (External Wall). For all other existing walls, Make good of all existing plaster to existing walls. Where works is required to the existing wall plaster, the following hierarchy of repair is to be applied. Whole skims as required - Gypsum multiskim. Light cracking - local scabble, skrim and gypsum. Deep crack and former elec chases - remove all gypsum, infil to 45mm with lime plaster, skrim and gypsum multiskim.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901. Door architraves to be retained where possible.
M&E Works	MVHR to be installed within en-suite ceiling void utilising existing chimney stacks to vent to atmosphere. Fan coil units installed within newly formed bulkheads to provide heating & cooling. All ductwork concealed within dropped ceiling (Refer to MEP drawings for further details)

199	En-Suite
Heritage Significance	Detrimental
Description of Significance	As 197 - finishes comprise total loss due to historic strip out works and water damage.
Demolition	Strip out Floor: **Yes** · Strip out Ceiling: **Yes** · Strip out Wall: **Yes** · Strip out FF&E: **Yes** Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901.
Works to Ceiling	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300.
Works to Walls	New Partition with Skirting: **No** · New Door opening in existing Wall: **No** Existing defective mixed & Latham plaster to be removed and suitably prepared to receive a gypsum wall lining system with air gap (External Wall). For all other existing walls, Make good of all existing plaster to existing walls. Where works is required to the existing wall plaster, the following hierarchy of repair is to be applied. Whole skims as required - Gypsum multiskim. Light cracking - local scabble, skrim and gypsum. Deep crack and former elec chases - remove all gypsum, infil to 45mm with lime plaster, skrim and gypsum multiskim.
Works to Windows	Window panelling to reveals to be reinstated (Where required) & redecorated
Works to Doors (External)	N/A
Works to Doors (Internal)	New internal doors to be installed within existing frames (where possible to do so). Otherwise, new frames & architraves to match existing.
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901. ceilings and mansard wall plaster to be removed (lath retained in place where practicable). Netting and stand off insulated liner system to be applied. Door architraves to be retained where possible.
M&E Works	MVHR to be installed within en-suite ceiling void utilising existing chimney stacks to vent to atmosphere. Fan coil units installed within newly formed bulkheads to provide heating & cooling. All ductwork concealed within dropped ceiling (Refer to MEP drawings for further details)

183	Bedroom
Heritage Significance	Low
Description of Significance	This formed a singular bedroom space under the 1886 plans which was ammended in the 1936 plans to include the adjacent en suite 184 by the forming of a new opening through flanking wall. Timberwork appears to be of a mixed 1930s and 1960s period of work with particular notable elements being the roll style architrave to the main entrance door and sole remaining skirting (poor condition) section to the outside wall. Note whilst corner rolls on ceilings in place, historic water damage to the outer wall has revealed these to be Mixed age in nature (some brown gypsum sections) and it should be noted that the ceilings total loss due to demonstrable evidence of debonding, historic weater damage, lath rot and multiple instances of poor repair and gypsum plaster application. It is noted that a similar issue arises to internal walls in respect of general plaster condition (very poor). The significance of this space is largely derived from its largely unaltered plan form, the volume and mansard form to the outer wall. The door reveals retain some of their 1930s architraves.
Demolition	Strip out Floor: **Yes** · Strip out Ceiling: **Yes** · Strip out Wall: **Yes** · Strip out FF&E: **Yes** Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 3 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901.
Works to Ceiling	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 3 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300.
Works to Walls	New Partition with Skirting: **Yes** · New Door opening in existing Wall: **Yes** Existing defective mixed & Latham plaster to be removed and suitably prepared to receive a gypsum wall lining system with air gap (External Wall). For all other existing walls, Make good of all existing plaster to existing walls. Where works is required to the existing wall plaster, the following hierarchy of repair is to be applied. Whole skims as required - Gypsum multiskim. Light cracking - local scabble, skrim and gypsum. Deep crack and former elec chases - remove all gypsum, infil to 45mm with lime plaster, skrim and gypsum multiskim.
Works to Windows	Window panelling to reveals to be reinstated (Where required) & redecorated
Works to Doors (External)	N/A
Works to Doors (Internal)	New internal door to be installed within new opening in existing wall. New frames & architraves to match existing.
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901. Door architraves to be retained/ restored where practicable, ceilings and mansard wall plaster to be removed (lath retained in place where practicable). Netting and stand off insulated liner system to be applied.
M&E Works	MVHR to be installed within en-suite ceiling void utilising existing chimney stacks to vent to atmosphere. Fan coil units installed within newly formed bulkheads to provide heating & cooling. All ductwork concealed within dropped ceiling (Refer to MEP drawings for further details)

184	En-Suite
Heritage Significance	Detrimental
Description of Significance	See 183 - detrimental as interruption to plan form of 1886 and 1930s and modernised extensively in 1970s/ 80s. Note, historic works represent a total loss of ceiling and mansard finishes due to water ingress and subsequent repair works.
Demolition	Strip out Floor: **Yes** · Strip out Ceiling: **Yes** · Strip out Wall: **Yes** · Strip out FF&E: **Yes** Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901.
Works to Ceiling	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300.
Works to Walls	New Partition with Skirting: **Yes** · New Door opening in existing Wall: **No** Existing defective mixed & Latham plaster to be removed and suitably prepared to receive a gypsum wall lining system with air gap (External Wall). For all other existing walls, Make good of all existing plaster to existing walls. Where works is required to the existing wall plaster, the following hierarchy of repair is to be applied. Whole skims as required - Gypsum multiskim. Light cracking - local scabble, skrim and gypsum. Deep crack and former elec chases - remove all gypsum, infil to 45mm with lime plaster, skrim and gypsum multiskim.
Works to Windows	Window panelling to reveals to be reinstated (Where required) & redecorated
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901. Note, historic works represent a total loss of ceiling and mansard finishes due to water ingress and subsequent repair works.
M&E Works	MVHR to be installed within en-suite ceiling void utilising existing chimney stacks to vent to atmosphere. Fan coil units installed within newly formed bulkheads to provide heating & cooling. All ductwork concealed within dropped ceiling (Refer to MEP drawings for further details)

201	En-Suite
Heritage Significance	Detrimental
Description of Significance	Asa 200 - formerly part of one bed in 1886 plans, separated into 2 beds in 1930s works and new entrance to corridor X71 formed. later works performed (1970s and beyond) to sub divide into en suite (along with 184) and 1930s opening to corridor blocked up with new opening to adjacent bedroom 200. Materiall condition fully stripped surfaces and little historic fabric remaining.
Demolition	Strip out Floor: **Yes** · Strip out Ceiling: **Yes** · Strip out Wall: **Yes** · Strip out FF&E: **Yes** Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901.
Works to Ceiling	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300.
Works to Walls	New Partition with Skirting: **Yes** · New Door opening in existing Wall: **No** Existing defective mixed & Latham plaster to be removed and suitably prepared to receive a gypsum wall lining system with air gap (External Wall). For all other existing walls, Make good of all existing plaster to existing walls. Where works is required to the existing wall plaster, the following hierarchy of repair is to be applied. Whole skims as required - Gypsum multiskim. Light cracking - local scabble, skrim and gypsum. Deep crack and former elec chases - remove all gypsum, infil to 45mm with lime plaster, skrim and gypsum multiskim.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	New internal door within new opening formed within the existing wall, new frames & architraves to match the existing
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901.
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

200	Bedroom
Heritage Significance	Detrimental
Description of Significance	Under 1886 plans this formed a large singular bedroom with the adjacent (now WC spaces) 180 & 144. The room was separated during 1930s works into 2 equal sized bedrooms (the current plan form) with later changes including the creation of an adjacent en suite. As with other mansard areas, the ceiling and mansard plasterwork are deemed total loss due to historic works and damage.
Demolition	Strip out Floor: **Yes** · Strip out Ceiling: **Yes** · Strip out Wall: **Yes** · Strip out FF&E: **Yes** Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 3 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901.
Works to Ceiling	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 3 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300.
Works to Walls	New Partition with Skirting: **Yes** · New Door opening in existing Wall: **No** Existing defective mixed & Latham plaster to be removed and suitably prepared to receive a gypsum wall lining system with air gap (External Wall). For all other existing walls, Make good of all existing plaster to existing walls. Where works is required to the existing wall plaster, the following hierarchy of repair is to be applied. Whole skims as required - Gypsum multiskim. Light cracking - local scabble, skrim and gypsum. Deep crack and former elec chases - remove all gypsum, infil to 45mm with lime plaster, skrim and gypsum multiskim.
Works to Windows	Window panelling to reveals to be reinstated (Where required) & redecorated
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901. ceilings and mansard wall plaster to be removed (lath retained in place where practicable). Netting and stand off insulated liner system to be applied. Door architraves to be retained where possible.
M&E Works	MVHR to be installed within en-suite ceiling void utilising existing chimney stacks to vent to atmosphere. Fan coil units installed within newly formed bulkheads to provide heating & cooling. All ductwork concealed within dropped ceiling (Refer to MEP drawings for further details)

198	Bedroom
Heritage Significance	Low
Description of Significance	plan form largely unchanged as a bedroom under 1886 and 1930s plans. Fireplace loss and new opening to WC formed in 1930s works Note whilst corner rolls on ceilings in place, historic water damage to the outer wall has revealed these to be Mixed age in nature (some brown gypsum sections) and it should be noted that the ceilings total loss due to demonstrable evidence of debonding, historic weater damage, lath rot and multiple instances of poor repair and gypsum plaster application. It is noted that a similar issue arises to internal walls in respect of general plaster condition (very poor). Sigificance derives largely from largely unamended 1886 plan form and entrance WC door way which retain their 1886 profiles architraves
Demolition	Strip out Floor: **Yes** · Strip out Ceiling: **Yes** · Strip out Wall: **Yes** · Strip out FF&E: **Yes** Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 3 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901.
Works to Ceiling	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 3 - Refer to drawing L054-AHR-20-BA-ZZ-D-A-20300.
Works to Walls	New Partition with Skirting: **No** · New Door opening in existing Wall: **No** Existing defective mixed & Latham plaster to be removed and suitably prepared to receive a gypsum wall lining system with air gap (External Wall). For all other existing walls, Make good of all existing plaster to existing walls. Where works is required to the existing wall plaster, the following hierarchy of repair is to be applied. Whole skims as required - Gypsum multiskim. Light cracking - local scabble, skrim and gypsum. Deep crack and former elec chases - remove all gypsum, infil to 45mm with lime plaster, skrim and gypsum multiskim.
Works to Windows	Window panelling to reveals to be reinstated (Where required) & redecorated
Works to Doors (External)	N/A
Works to Doors (Internal)	New internal doors to be installed within existing frames (where possible to do so). Otherwise, new frames & architraves to match existing.
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901. Ceilings and mansard wall plaster to be removed (lath retained in place where practicable). Netting and stand off insulated liner system to be applied. Door architraves to be retained where possible.
M&E Works	MVHR to be installed within en-suite ceiling void utilising existing chimney stacks to vent to atmosphere. Fan coil units installed within newly formed bulkheads to provide heating & cooling. All ductwork concealed within dropped ceiling (Refer to MEP drawings for further details)

04 Level 04 - Fourth Floor Heritage Scoping Plan - Sheet 2

1 : 50

N

SCALE 1 : 50
0 1 2 3

P1	Issued for Planning	22.04.2025	DR	MS
Rev	Description	Date	Dr by	App by

original by	date created	Approved by
DR	02/01/2025	MS

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client name: GMI Construction Group

project: George Hotel Refurbishment

drawing: Fourth Floor Heritage Scoping Plan - Sheet 2

computer file: \\10.32.1.11\DEM_Profiles_Folder_redirection\daniel.ritson\Documents\Revit Files\Local Files\Revit _2024\L054-AHR-XX-01-XX-M-A-00001_daniel.ritson.rvt

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project number	scale	
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