181	Bedroom
Heritage Significance	Low
Description of Significance	This along with adjacent en suite formed a singular bedroom space under the 1886 plans which remained in the 1936 plans as a singular space. total loss of ceilings has occurred with the remaining cornice work being a much later profile (presumed to be 1970s fire compliance related). Timberwork appears to be of a 1930s period historic water ingress to the back wall has led to a total loss situation of the window reveal and cornice timberwork and most plasterwork to the external wall and ceilings. Notable elements of significance in this room is the timberwork generally of an 1930s period to main entrance door
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** Make good of all existing plaster to external 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 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. 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)

182	En-Suite
Heritage Significance	Detrimental
Description of Significance	As 176
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** Make good of all existing plaster to external 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 opening to be formed in existing wall. New frames to match 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.

176	En-Suite
Heritage Significance	Detrimental
Description of Significance	Under 1886 plans formerly part of the sittingroom for bedroom 175 - considered total material loss due to extensive historical interior works as well as total loss of window panelling and architraves (aparrent 1900s plasterboard works evident). Critall window appears to be from 1950s period (handle shape and glass) but of no unique significance 1930s architraves to doorway noted. Detrimental designation due to loss of plan form use as sitting room etc.
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** Make good of all existing plaster to external 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 door to be installed within existing frames (where possible to do so). Otherwise, new frames & architraves to match existing.
Miscellaneous	Retain and restore doorway architraves
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

X69	Circ.
Heritage Significance	High
Description of Significance	this space has remained largely unaltered from the 1886 form with the exception of the blocking of the doorway into the former toilets 136. Acting as an original corridor end "lobby" it is framed by the plaster archway adjoining X59. All timberwork to openings and skirtings appear to be 1886 in origin with little adaptataion. the ceilings appear to be in the 1800s style of coffering and coving but investigations have determined these to be of 1960s onwards origin. High significance defined by its plan form largely unaltered from original construction with ornate timberwork 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 **No** | New Door opening in existing Wall **No** Make good of all existing plaster to external 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	Ceiling to be removed/ replaced if required for compliance and reinstated in the same recorded form/ profile. All timberwork excepting dado rail to be retained and restored in place, including but not limited to door reveals, architraves, skirting blocks and skirtings.
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

175	Bedroom
Heritage Significance	Moderate
Description of Significance	Under 1886 plans this formed a singular bedroom with and has an original dedicated doorway into ensuite 176 (former small sitting room).1930s plans included opening formed into former dedicated general WC 178 which was closed off in 1970s works.. Ceilings appear to be 1970s recreation mouldings to cornice works. Sigificance derives largely from largely unamended 1886 plan form and remaining 1886 skirtings and window timberwork/ reveal boxings.
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** Make good of all existing plaster to external 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 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. Retain and restore skirtings to external and flanking walls (in place), window architrave and reveal panelling (remove overboarding), 1930s door architraves.
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)

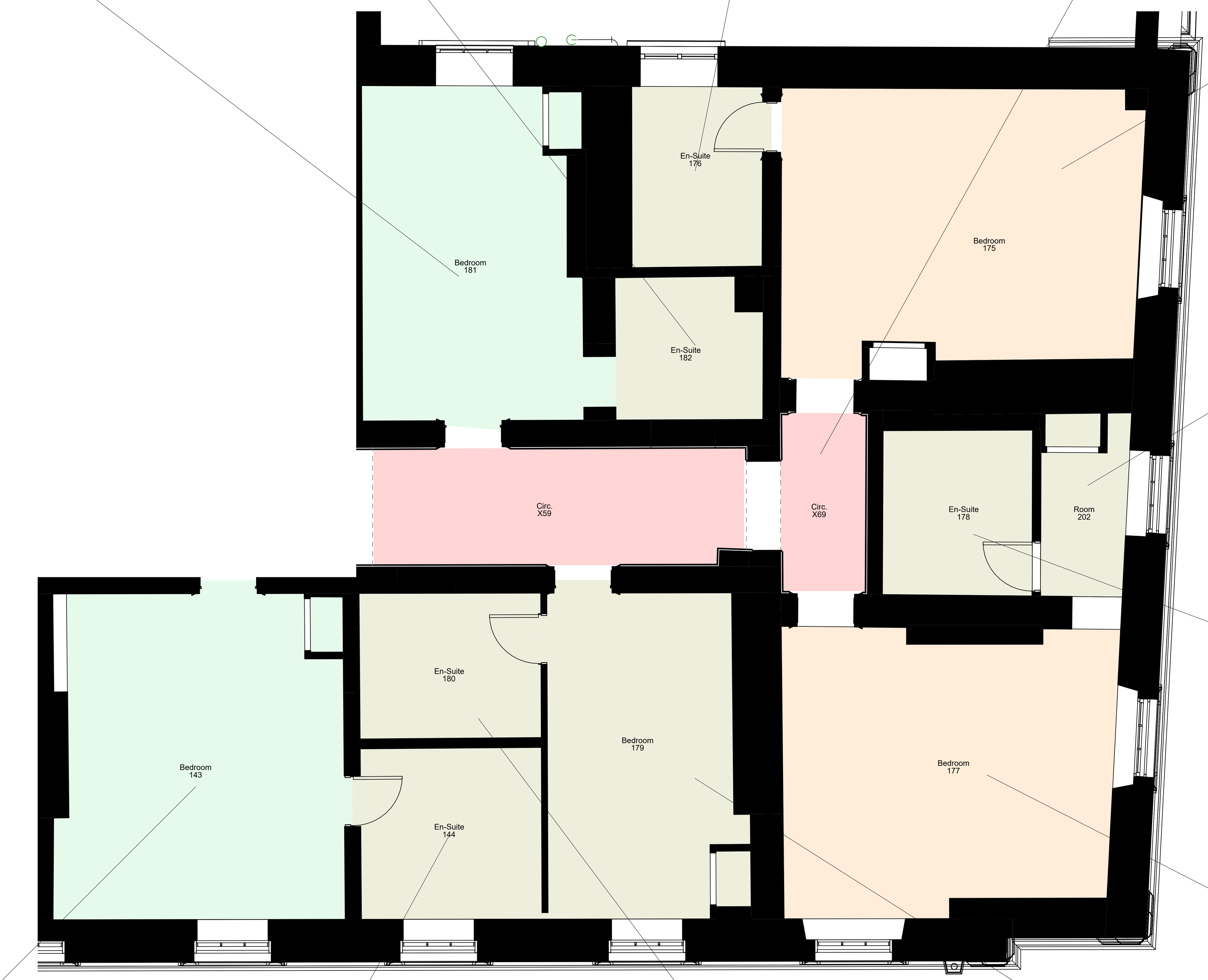
Refurbishment Strategy Drawings

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

202	Room
Heritage Significance	Detrimental
Description of Significance	As 178 - Window reveal panelling and 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** Make good of all existing plaster to external 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 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. window architrave and reveal panelling (remove overboarding) to be retained
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)

178	En-Suite
Heritage Significance	Detrimental
Description of Significance	under 1886 plans this formed a sole bathroom room 202 off the circulation X69 (general bathroom) Under 1930s works this was separated into 2nr bathrooms horizontally, later 1960s adaptations appear to have separated these into 2nr vertically sepataed en-suites/ shower rooms. Detrimental designation due to comprehensive material loss and loss of plan form definition of understanding.
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** Make good of all existing plaster to external 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	
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)



143	Bedroom
Heritage Significance	Low
Description of Significance	This along with adjacent en suite formed a singular bedroom space under the 1886 plans which was ammended in the 1936 plans to include the adjacent en suite 144 by the forming of a new opening through flanking wall. ceilings & cornice work being a much later profile (presumed to be 1970s fire compliance related). Timberwork appears to be of a mixed 1930s and 1960s period of work with the exception of the entrance door panelling and skirting to the external and flanking walls. Note window reveals appear to be 1970s encasement works. Moderate significance mostly due to largely original plan form. fireplace total loss (floor level slate hearth remaining). Note whilst corner rolls on ceilings in place, historic water damage to the outer wall has revealed these to be post 1930s in nature (brown gypsum sections) and it should be noted that the room has received a number of panelling works to the fireplace reveals & corner fitted cuboard which are detractors. Ceilings total loss due to indeterminate turn of the century in age and water damage extensive. Notable elements of significance in this room is the timberwork generally comprising window reveal, architraves and some wall skirting. The door reveals retain their 1930s architraves and skirting blocks but note there is evidence of newer reveal casement and resetting of these 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** Make good of all existing plaster to external 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 door to be installed within existing frames (where possible to do so). Otherwise, new frames & architraves to match existing. New internal door within new opening formed 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. Note. Door architraves to be retained/ restored as should be the window reveal cloaking (remove 1970s boarding) and architraves.
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)

144	En-Suite
Heritage Significance	Detrimental
Description of Significance	See 143 - detrimental as interruption to plan form of 1886 and 1930s and modernised extensively in 1970s/ 80s. Window reveal panelling and architraves (appear to be 1930s 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** Make good of all existing plaster to external 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)	Existing door opening to be infilled.
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901. Retain and restore window reveal panelling and architraves (appear to be 1930s in origin).
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)

180	En-Suite
Heritage Significance	Detrimental
Description of Significance	1970s intervention formed from bedroom 179 - detrimental definition due to loss of plan form (former bedroom)
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 **Yes** Make good of all existing plaster to external 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 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.
M&E Works	Refer to MEP drawings for more information.

179	Bedroom
Heritage Significance	Detrimental
Description of Significance	under 1886 and 1930s plans this formed a singular bedroom with ensuite 180 and 144 door and window architraves remain, Ceilings appear to be 1970s recreation mouldings to cornice 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 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** Make good of all existing plaster to external 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. Door reveal architraves to be retained as should be the window reveal cloaking (remove 1970s boarding) and architraves. Skirtings deemed total loss as are ceilings.
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)

177	Bedroom
Heritage Significance	Moderate
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. moderate level of significance in respect of plan and form with much of the 1886 skirtings and general timberwork remaining (some door architraves upgraded to 1930s profiles). Window reveals have been overcloaked but the original 1886 panelling remains. note extensive water damage to all external wall plaster and ceilings deemed total loss.
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** Make good of all existing plaster to external 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 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. Door reveal panelling and architraves to be retained as should be the window reveal cloaking (remove 1970s boarding) and architraves. Recommend retention of external and flanking wall skirtings. Best endeavours should be undertaken to retain and restore in place skirtings where practicable.
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)

03 Level 03 - Third Floor Heritage Scoping Plan - Sheet 2

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SCALE 1 : 50
0 1 2 3

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

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
Third Floor Heritage Scoping Plan - Sheet 2

computer file
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plot date

project number	scale
2024.00373.000	As indicated@A0

drawing number	rev	issue status
L054-AHR-20-BA-03-D-A-20046	P1	S2

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