X63	Stair 6
Heritage Significance	Detrimental
Description of Significance	Under 1886 plans this formed an indipendant large bathroom space accessed off both the then corridor (now x62 and 150) and adjacent suite bedroom 149. in the 1930s this was segregated into a separate bathroom off Bed 149 and 2nr WC off the corridor x62 and 1502. 1970s fore compliance works present a total loss in this space in respect of timberwork, plasterwork and floors through the reshaping into an internal metal fure compartemented escape stair. Due to this adaptation over time the space has lost all element of plan form significance dating from 1886 and 1930s. sole remaining elements are the 1886 panelled and architraved doorway and the reveal panelled and architraved window.
Demolition	Strip out Floor **N/A** · Strip out Ceiling **N/A** · Strip out Wall **N/A** · Strip out FF&E **N/A** Refer to Demolition Plans
Works to Floor	New floor construction to be installed to provide fire & acoustic compliance. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901.
Works to Ceiling	New floor construction to be installed to provide fire & acoustic compliance.
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 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. Retain and restore window reveal planelling 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)

X62	Circ.
Heritage Significance	Detrimental
Description of Significance	formerly part of the access corridor to the wc and bathroom part of the Western suite of rooms under 1886 plans, reordered as part of the 1970s works for the fire compliance staircase in X63. Due to this adaptation over time the space has lost all element of plan form significance dating from 1886 and 1930s and most fabric and timberwork is dated 1970s- present.
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	Most timberwork, doors, architraves skirting, ceilings etc are of 1970s fire compliance works origin and as such are suitable for removal with reinstatements where required in more appropriate forms.
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

151	Unsurveyed
Heritage Significance	Detrimental
Description of Significance	Transition space - see X62 for assessment
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. Floor to be removed locally to allow for the proposed riser to be formed.
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** 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	New service riser proposed. Refer to MEP drawings for further details

152	Unsurveyed
Heritage Significance	Detrimental
Description of Significance	1886 plans and 1930s plans indicate this space functioned as the "HMC" or laundery utility room for the floor (staff usage). This remains largely unchanged from the 1930s uplift with the half height wall tiling with ceramic stop bead and the windows retaining their original 1860s profiles and reveal panelling. ceilings are deemend to be 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 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. Floor to be removed locally to allow for the proposed riser to be formed.
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)	N/A
Miscellaneous	Retain and restore in place window reveal panelling, architraves and door architraves. Original wall tiling to be retained in placed and receive acid strip of historic overpaint.
M&E Works	New service riser proposed. Refer to MEP drawings for further details

X61	Circ.
Heritage Significance	Detrimental
Description of Significance	formerly part of the staff staircase under 1886 plans, reordered as part of the lift installation to be part access to stair and part store cupboard under 1930s works. 1970s works for the fire compliance staircase in X46 and associated spaces indicate this was the forming of the current corridor space date. Due to this adaptation over time the space has lost all element of plan form significance dating from 1886 and 1930s and all fabric and timberwork is dated 1970s- present
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	all timberwork, doors, architraves skirting, ceilings etc are of 1970s fire compliance works origin and as such are suitable for removal with reinstatements where required in more appropriate forms.
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

153	Store
Heritage Significance	Detrimental
Description of Significance	formed a part of the staff staircase (along with X61 corridor and X58 Lift) in 1886+ and 1930s plans. Repurposed into a data comms room and linen store in 1970s fire compliance works (relocation of corridor from Block B) andconsidered to ve a total loss in respect of material and detractor in respect of plan form intervention.
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	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

(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)

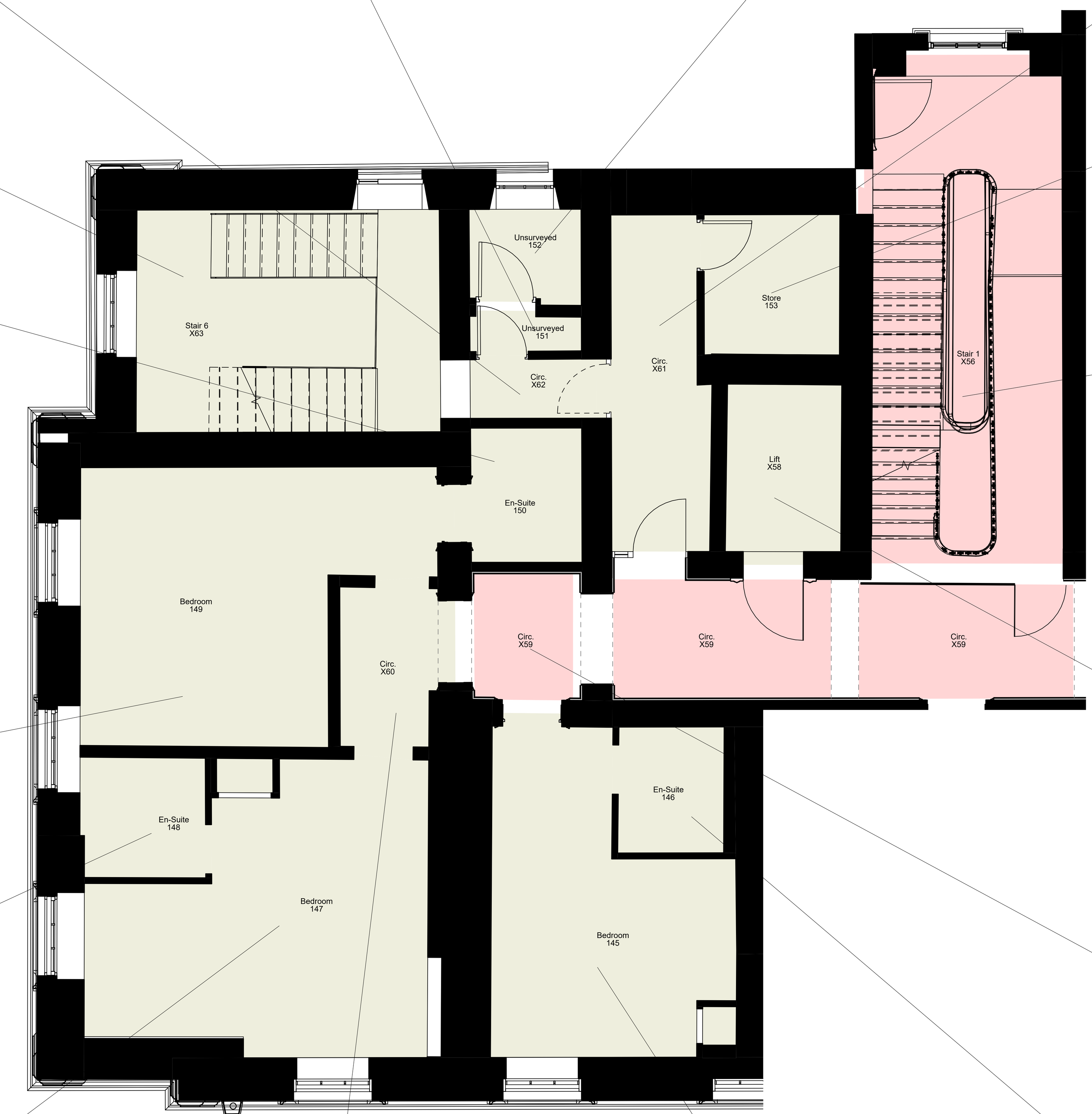
Refurbishment Strategy Drawings

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

150	En-Suite
Heritage Significance	Detrimental
Description of Significance	Originally formed the staff corridor inder 1886 and 1930s plans. Reordering of this corridor appears to have ocurred during the 1970s fire compliance works due to the loss of the "suite of rooms" wc and bathroom to the escape stair in X63. Detrimental designation due to plan form changes instigating loss of understanding of the adjacent suite and total loss situation of internal finishes (now modern stud type finishes).
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)	New false internal door 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.

149	Bedroom
Heritage Significance	Detrimental
Description of Significance	as 147 door to adjacent WC 150 timber door reveal panelling and architraves appear to be 1800s in origin and look to have been relocation reuse from elsewhere (presumed from former WC entrance blocked off to X63)
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 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)



X56	Stair 1
Heritage Significance	High
Description of Significance	The main staircase is expansively described in respect of significance in the HE listing, An arched window of some detail has received adaptations into critall systems and generally is of mixed date in respect of origins. The general level of plasterwork is of ornate style but in extremely poor friable condition with significant loss to U/S of 4th floor floor landing and east facing elevation due to former water tower issues of water ingress. An external doorway appears to have been introduced on the landing to access cast iron escape stairs which can be dated to 1930s period of works. the 1970s corridor fire compartment works are considered a significant detractor. For clarity, this area presents the highest evidence of plaster loss and structural movement and for this reason, dedicated assessment and reporting on proposal for works in this area is to be supplied by condition.
Demolition	Strip out Floor **N/A** · Strip out Ceiling **N/A** · Strip out Wall **N/A** · Strip out FF&E **N/A** 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. For strengthening works to the main staircase please refer to structural engineers drawings.
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 windows to be repaired & restored where required. New guarding required to existing windows.Design to match proposed glazed balustrade.
Works to Doors (External)	N/A
Works to Doors (Internal)	Existing architrave to be retained and fake door to be installed within existing opening
Miscellaneous	New wall mounted handrail to be installed to comply with Approved Document Part K. New glazed balustrade inboard of existing central handrail / balustrade. Missing and damaged iron balusters to be replaced with matching cast iron ones (Locations to be checked on site). Any existing dado rails that are missing are to replaced with new to match the existing. All existing dado rails, picture rails, skirtings & cornicing to be refurbished & re-decorated. Column radiators to be retained and re-decorated (Locations to be checked on site). New signage to be provided at floor levels. Timberwork generally (skirtings, door reveals window reveals and architraves) to be retained/ restored in place where practicable, stone staircase to be inspected/ repairsed/ supported as required, Plasterwork to be retained and restored in place where practicable but it assumed that a vast majority of the stair U/S requires removal and replication in like for like profiles. Particular care should be undertaken to stabilise and retain the window surround plasterwork and 1930s plaster "keystones" 4nr above the corridor doorset. Former 1886 staff stair doorway and 1930s escape stair doorway should remain in form and architrave (but can be blocked up as required). All dado railing can be removed if required. NOTE - subject to specialist input and separate reporting as to scope of works by condition due to complexity and estent of water/ structural damage historically.
M&E Works	Refer to MEP drawings for more information.

X58	Lift
Heritage Significance	Detrimental
Description of Significance	Works primarily performed under 1930s works and under 1886 plan form this was shared with adjacent X61 and 153 forming the old staff staircase. Whilst a significant dentrimental intervention in plan and detail from the 1886 plans it is noted that this is evidence of change (societal expectation) in 1930s where vertical transport for both staff and customer become a key priority and as such the location plays a significant duty in understanding the 1930s adaptations (noting later detracting elements such as architraves and other visual works of later 1970s origin).
Demolition	Strip out Floor **N/A** · Strip out Ceiling **N/A** · Strip out Wall **N/A** · Strip out FF&E **N/A** Refer to Demolition Plans
Works to Floor	N/A
Works to Ceiling	N/A
Works to Walls	New Partition with Skirting **No** · New Door opening in existing Wall **Yes** Exsting openings to be made good to allow for the installation of new lift doors. New opening to be created to allow for through lift
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	New evacuation lif (Doors & Cars) to be installed within the existing lift shaft. Further surveys required on the exsting lift shaft to ensure on suitability of proposal. Existing lift car & doors have been removed under previous authorised works, 1960s/70s door reveal and architraves are of low significance and proposed to be removed/ replaced with more appropriate and fitting 1930s profiles as indicated on historical drawings
M&E Works	Refer to MEP drawings for more information.

148	En-Suite
Heritage Significance	Detrimental
Description of Significance	See 147
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** 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 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)

147	Bedroom
Heritage Significance	Detrimental
Description of Significance	Under the 1886 plans this room served as a bedroom to a suite of 3 rooms (147, X60, 148, 149) with subsequent works in the 1930s limited to fireplace removals and ceiling/ conice replacement. There is indication that a former bathroom was accessed from this suite (X63 now starway) with the doorway and cloaking still present for this opening. As a result this "suite" form a high 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. Ceilings total loss due to indeterminate turn of the century in age and water damage extensive.
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 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)

X60	Circ.
Heritage Significance	Detrimental
Description of Significance	as 147 - note lobby form appears to have been altered slightly to remove former cureved wall appears to be 1970s 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** 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 doors to be installed within existing frames (where possible to do so). Otherwise, new frames & architraves to match existing.
Miscellaneous	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	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

145	Bedroom
Heritage Significance	Detrimental
Description of Significance	This along with adjacent en suite 146 formed a singular bedroom space under the 1886 plans which remained in the 1936 plans as a singular space. ceilings & cornice work being a much later profile (presumed to be 1970s fire compliance related). Timberwork appears to be of a 1930s period of work with the exception of the external wall skirting. 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 inspection indicate these to be post 1930s in nature (brown gypsum sections). Ceilings total loss due to indeterminate turn of the century in age and water damage. 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.
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 reveal panelling and architraves to be retained as should be the window reveal cloaking (remove 1970s boarding) and architraves. Recommend retention of external wall skirtings.
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)

146	En-Suite
Heritage Significance	Detrimental
Description of Significance	See 145
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** 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	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901.
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)

X59	Circ.
Heritage Significance	High
Description of Significance	The main circulation corridor have changed little in form and mass from the 1800s period with some plaster detail uplifts in 1930s but it is noted that whilst notable evidential elements of significance remain, this space has received a number of detractors most notably from the 1970s fire compliance works to the reordering of spaces largely 1930s works at either end of the corridor to form access to Block B & C and the lift improvements (and architrave works associated) it is noted that there is evidence also of significant ceiling compliance works of differing ages and condition. Significance of this space is derived largely from the plan form, massing (high spaces) with notable features of significance being the archways to either side of the staircaser, skirtings generally, architraves and panelling to door openings generally. The form and profiles of the coffered ceiling assist in understanding of the space and its arrival "grandeur". significant detractors noted are the dado rails and door reveal timberwork.
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)	New internal fire rated doors within the existing arches in the corridors. All detailing of the arches to be retained, refurbished and redecorated.
Miscellaneous	Significance of this space is derived largely from the plan form, massing (high spaces) with notable features of significance being the form (but not material) of the ceilings & coving, skirtings generally, architraves and panelling to door openings generally. Recommend removal/ replacement of lift architraves to be retained. Ceilings have been recorded and if required for compliance , full removal and reinstatement is recomended.
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

03 Level 03 - Third Floor Heritage Scoping Plan - Sheet 1
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SCALE 1 : 50
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P1	Issued for Planning	22.04.2025	DR	MS
Rev	Description	Date	Dr by	App by

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client name: GMI Construction Group

project: George Hotel Refurbishment

drawing: Third Floor Heritage Scoping Plan - Sheet 1

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