X23	Staircase
Heritage Significance	High
Description of Significance	Assessment to be supplied by exception reporting following further investigations.
Demolition	Strip out Floor **No** | Strip out Ceiling **No** | Strip out Wall **No** | Strip out FF&E **No** 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)	New fire rated internal door / glazed screen to be provided at the entrance to the stair. 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. Existing first floor landing mirror to be retained. Column radiators to be retained and re-decorated (Locations to be checked on site). New signage to be provided at floor levels (To comply with the radisson red standards).
M&E Works	Refer to MEP drawings for more information.

095	Bedroom
Heritage Significance	Low
Description of Significance	N/A
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 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.
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)

X37	Circ.
Heritage Significance	Moderate
Description of Significance	See x41 (Corridor)
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.
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	N/A
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

091	Bedroom
Heritage Significance	High
Description of Significance	1800s utilisation originally as a sitting room with later adapatation to bedroom in 1930s with little change to plan form or internal detailing. It is noted that the original inclusiuon of the service lift in this area has now been removed (underterminable date) and an opening formed to adjacent former 1800s sitting room 092 adjacent (1930s bedroom and later 1950s WC). Ceiling plasterwork appear to be of a later 1950s reproduction and opening works have demonstrated a total loss situation of the 1800s or 1930s ceilings in this area. Whilst evidential significance is largely derived from the un-amended plan form, other notable elements of significance in this room is the timberwork generally of an 1800s period comprising window reveal panelling and external wall skirting and entrance door reveal panelling/ architraves. It is also noted that the skirting indicates light wall construction to the former hoist door (timber shelving/ doorway infil to corridor X37 to be retainded where practicable).
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 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.
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

092	En-Suite
Heritage Significance	Detrimental
Description of Significance	See 091 dialog, former 1800s sitting room and later 1930s bedroom. Significant reordering works following present a general harm position. Note all timberwork original loss in entirety. Phase 2 works have reinstated a new reproduction sash window to this location access to balcony) and future access required for balcont inspection periodic.
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)	N/A
Miscellaneous	New sanitary fixtures & fittings to be provided to create bedroom ensuite. Phase 2 works have reinstated a new reproduction sash window to this location access to balcony) and future access required for balcont inspection periodic.
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)

093	En-suite
Heritage Significance	Detrimental
Description of Significance	As 092
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 doors to be installed within new opening. New frames & architraves to match the existing.
Miscellaneous	New Accessible WC fixtures & fittings to be provided
M&E Works	Refer to MEP drawings for more information.

051	Function Room
Heritage Significance	Considerable
Description of Significance	The Historic Interest as defined initially within the HE listing makes the following observations to inform more detailed significance assessment " for its role as the site of the foundation of the sport of Rugby League in 1895, and retaining the Commercial Room (the most likely location for the meeting of the northern clubs) with very little-altered historic character" and there is further dialog but it is noted that this element of historical and communal value is commuted somewhat due to the actual rooms utilised for this signing function being unclear (eg signing and meetings in the commercial room or former "charter suite". The room displays a number of contributions to significance accross all 4 key areas of assessment but for clarity the following key items are consideration factors: Original plan unchanged, form and massing unchanged, highly decorative ceiling plasterwork in generally good aparrent condition, central ceiling plaster roses, timber skirtings, architraves highly pedimented door architraves and cloakings, timber windows, and associated reveal panelling, generally understood to be the "birthplace" of Rugby League (Northern Rugby Football Union).
Demolition	Strip out Floor **Yes** | Strip out Ceiling **Yes** | Strip out Wall **Yes** | Strip out FF&E **Yes** Refer to Demolition Plans. Existing lighting to central roses, 2nr wall sconced uplighters and some perimeter modern data and small power sockets to be removed. Wet radiators and associated exposed pipework to be removed and replaced with new. Ply overboarding to be removed with some localised floor board lifting and modification to facilitate floor boxes and concealed floor containment to serve small power, data, AV/ Presentation systems and electrical heating systems.
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 1 - 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	Existing ceiling & ceiling features to be retained. Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 1 - 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	Function room to be natrually ventilated using openable windows. Window restirctors, set at 100mm, to be installed on openable windows. Window panelling to reveals to be reinstated (Where required) & redecorated
Works to Doors (External)	N/A
Works to Doors (Internal)	New fire rated doors to be installed within the exsting openings. Existing door surrounds to be retained, refurbished and redecorated. Final colour TBC. Note: "Existing" doors have been recorded and removed. New single hardwood doors 30min with acoustic seals to be installed to existing frames utilising same/ similare hinge locations. Note hardwood repairs may be required to frames (existing) and panelling of doors to match heirachy as demonstrated on the door reveal panelling (3nr inset).
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-I-08901. Historic signing panels to be replaced (Final location TBC)
M&E Works	Room to be naturally ventilated using openable windows. New light fittings to be installed within the existing lighting locations. New flat panel 'designer' radiators to replace existing radiators (Pipework to be discreet - at time of design preparation likely to be electric fed rather than LTHW). Floor boxes to be installed to serve the conference table / tables. AV/ presentation equipment (likely to be unfixed/ mobile pod with floor box connections)

X39	Circ.
Heritage Significance	High
Description of Significance	The main circulation corridors have changed little in form and mass from the 1800s period but it is noted that whilst significant evidential elements of significance remain, this spac has received a number of detractors most notably from the 1970s fire compliance works to the staircase door installs, separation wall between X41 and X39 and the lift improvements (and architrave works associated) it is noted that there is evidence also of significant ceiling compliance works whilst of a "style" commensurate with the 1930s are formed largely with later gypsum products. Significance of this space is derived largely from the plan form, massing (high spaces) with notable features of significance being the ornate plastered archways to either end of the corridor, skirtings generally, architraves and panelling to door openings generally with specific attention brough to the 2nr ornate clad and pedimented timber entrance features to the former "signing room (051 writing room).
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.
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	N/A
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

X38	Circ.
Heritage Significance	Moderate
Description of Significance	See x41 (Corridor)
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.
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	N/A
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

094	Bedroom
Heritage Significance	Low
Description of Significance	Dialog as 091
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 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. Note: evidential significance is largely derived from the un-amended plan form, other notable elements of significance in this room is the timberwork generally of an 1800s period comprising window reveal panelling and external wall skirting and entrance door reveal panelling/ 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)

01 Level 01 - First Floor Heritage Scoping Plan - Sheet 2

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SCALE 1 : 50
0 1 2 3

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

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DR	02/01/2025	MS

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client name
GMI Construction Group

project
George Hotel Refurbishment

drawing
First Floor Heritage Scoping Plan - Sheet 2

computer file	plot date
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project number	scale
2024.00373.000	As indicated@A0

drawing number	rev	issue status
L054-AHR-20-BA-01-D-A-20042	P1	S2

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