189	Bedroom
Heritage Significance	Detrimental
Description of Significance	As 187 in all aspects

Demolition	Strip out Floor	Strip out Ceiling	Strip out Wall	Strip out FF&E
	Yes	Yes	Yes	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-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-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-DA-A-20300.

Works to Walls	New Partition with Skirting	New Door opening in existing Wall
	No	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 remove defective plaster. New plaster finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-I-08901. 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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 40mm with lime plaster, skim 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-T-I-08901. Ceilings and mansard wall plaster to be removed (with 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)

190	Store
Heritage Significance	Detrimental
Description of Significance	As 188 in all aspects

Demolition	Strip out Floor	Strip out Ceiling	Strip out Wall	Strip out FF&E
	Yes	Yes	Yes	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-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-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-DA-A-20300.

Works to Walls	New Partition with Skirting	New Door opening in existing Wall
	No	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 remove defective plaster. New plaster finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-I-08901. 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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 40mm with lime plaster, skim 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-T-I-08901. Ceilings and mansard wall plaster to be removed (with 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)

188	En-Suite
Heritage Significance	Detrimental
Description of Significance	See 187, part of a singular room under 1886 plans, separated in 1920s works into a bedroom (and some evidence that this was changed into a large Ladies and Gents W/C Bathroom in late 1930s) and mansard/attic space above (Store 190). See 187 for 1886 and 1920s fabric, 1930s/40s/50s/60s/70s/80s/90s joinery and generally, gypsum repair - detrimental designation due to loss of plan form legibility (1920s or 1930s) and poor quality of works performed in the subsequent years.

Demolition	Strip out Floor	Strip out Ceiling	Strip out Wall	Strip out FF&E
	Yes	Yes	Yes	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-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-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-DA-A-20300.

Works to Walls	New Partition with Skirting	New Door opening in existing Wall
	No	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 remove defective plaster. New plaster finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-I-08901. 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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 40mm with lime plaster, skim and gypsum multiskim. Localised areas of historic wall plaster noted at ceiling/wall junctions - see Store 190 for more information.

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	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-T-I-08901. Ceilings and mansard wall plaster to be removed (with 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)

X75	Stair 6
Heritage Significance	Detrimental
Description of Significance	Under 1886 plans this formed an independent large bedroom off the corridor X74. 1930s works converted this space into a bathroom and two WCs acting as the main facilities for its 4th floor. 1970s fire compartmentation works created X75 as a fire escape route from the bedrooms on the 4th floor through the reshaping into an internal metal fire compartmentated escape stair. Due to this adaptation over time the space has lost all element of plan form significance dating from 1886 and 1930s.

Demolition	Strip out Floor	Strip out Ceiling	Strip out Wall	Strip out FF&E
	N/A	Yes	N/A	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-T-I-08901.
Works to Ceiling	New floor construction to be installed to provide fire & acoustic compliance.

Works to Walls	New Partition with Skirting	New Door opening in existing Wall
	No	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 remove defective plaster. New plaster finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-I-08901. 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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 40mm with lime plaster, skim and gypsum multiskim.

Works to Windows	New opening formed within the existing mansard to allow for new window position
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-T-I-08901. Retain and restore window reveal panelling 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)

X74	Circ.
Heritage Significance	Detrimental
Description of Significance	As X71 in all aspects. Note originally an HMC/ closet under 1886 and 1930s plans this has been lost in all form and detail to form a roof access and inspection door for the former 1970s water tower and roof area of Block B.

Demolition	Strip out Floor	Strip out Ceiling	Strip out Wall	Strip out FF&E
	Yes	Yes	Yes	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-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-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-DA-A-20300.

Works to Walls	New Partition with Skirting	New Door opening in existing Wall
	No	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 remove defective plaster. New plaster finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-I-08901. 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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 40mm with lime plaster, skim and gypsum multiskim.

Works to Windows	N/A
Works to Doors (External)	Existing external door to be removed and opening to be made good
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.

X76	Stair 4
Heritage Significance	Detrimental
Description of Significance	As X71 in aspect of room composition - note general condition of plasterwork very poor due to historic intervention and water ingress.

Demolition	Strip out Floor	Strip out Ceiling	Strip out Wall	Strip out FF&E
	Yes	Yes	Yes	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-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-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-DA-A-20300.

Works to Walls	New Partition with Skirting	New Door opening in existing Wall
	No	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 remove defective plaster. New plaster finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-I-08901. 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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 40mm with lime plaster, skim 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	ceilings and mansard wall plaster to be removed (with retained in place where practicable), Netting and stand off insulated liner system to be applied.
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

191	Store
Heritage Significance	Detrimental
Description of Significance	1886 plans indicate this along with adjacent areas X76 and X72 (Lift) formed small storage areas which are consistent with linen and general utilities along with access to the former water storage tank. Under 1930s plans this area was rationalised with a new, Ground Floor and Lift (subsequent works materially indicate a total loss of historic fabric with the exception of the door architraved (roll type).

Demolition	Strip out Floor	Strip out Ceiling	Strip out Wall	Strip out FF&E
	Yes	Yes	Yes	Yes

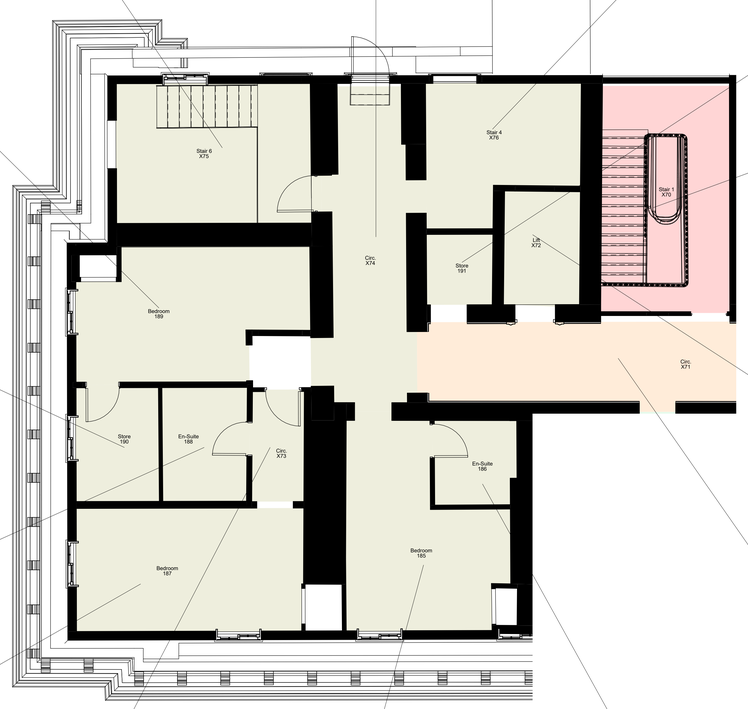
Refer to Demolition Plans

Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-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-DA-A-20300.

Works to Walls	New Partition with Skirting	New Door opening in existing Wall
	No	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 remove defective plaster. New plaster finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-I-08901. 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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 40mm with lime plaster, skim and gypsum multiskim.

Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	Door architraves to be retained/ restored 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.



187	Bedroom
Heritage Significance	Detrimental
Description of Significance	1851 Plans indicate this formed a singular large bedroom comprising 187, X73, 185, 190 & 189. This was separated into 3xr bedrooms in 1920s works forming the bedroom space as it is now. As such plan form is recommended to be baseline in significance in relation to the 1930s works. Note whilst corner rolls on the ceiling/wall junctions are noted in this space (as in other areas of the 4th floor) this is a later lath (some brown gypsum sections) and it should be noted that the ceilings total loss due to demonstrable evidence of debonding, historic weaker damage, left rot and multiple instances of poor repair and gypsum skimming. Similarly 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.

Demolition	Strip out Floor	Strip out Ceiling	Strip out Wall	Strip out FF&E
	Yes	Yes	Yes	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-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-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-DA-A-20300.

Works to Walls	New Partition with Skirting	New Door opening in existing Wall
	No	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 remove defective plaster. New plaster finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-I-08901. 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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 40mm with lime plaster, skim 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-T-I-08901. Ceilings and mansard wall plaster to be removed (with 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)

X73	Circ.
Heritage Significance	Detrimental
Description of Significance	As 187 in all aspects

Demolition	Strip out Floor	Strip out Ceiling	Strip out Wall	Strip out FF&E
	Yes	Yes	Yes	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-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-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-DA-A-20300.

Works to Walls	New Partition with Skirting	New Door opening in existing Wall
	No	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 remove defective plaster. New plaster finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-I-08901. 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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 40mm with lime plaster, skim 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	
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

185	Bedroom
Heritage Significance	Detrimental
Description of Significance	This along with adjacent en suite 186 formed a singular bedroom space under the 1886 plans which remained in the 1930 plans as a singular space. 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 (which is consistent with other examples noted on the 4th floor) and the 1960s style fire door and set up in place. historic water damage to the outer wall has revealed there to be fitment age in nature (some brown gypsum sections) and it should be noted that the ceilings total loss due to demonstrable evidence of debonding, historic weaker damage, left rot and multiple instances of poor repair and gypsum skimming. Similarly 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	Strip out Ceiling	Strip out Wall	Strip out FF&E
	Yes	Yes	Yes	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-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-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-DA-A-20300.

Works to Walls	New Partition with Skirting	New Door opening in existing Wall
	Yes	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 remove defective plaster. New plaster finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-I-08901. 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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 40mm with lime plaster, skim 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-T-I-08901. Door architraves to be retained/ restored where practicable. Ceilings and mansard wall plaster to be removed (with 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)

186	En-Suite
Heritage Significance	Detrimental
Description of Significance	See 185 - detrimental as interruption to plan form of 1886 and 1930s and modernised extensively in 1970s/ 80s.

Demolition	Strip out Floor	Strip out Ceiling	Strip out Wall	Strip out FF&E
	Yes	Yes	Yes	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-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-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-DA-A-20300.

Works to Walls	New Partition with Skirting	New Door opening in existing Wall
	Yes	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 remove defective plaster. New plaster finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-I-08901. 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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 40mm with lime plaster, skim 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)

X71	Circ.
Heritage Significance	Moderate
Description of Significance	The main circulation corridors have changed little in form and mass from the 1930s period with some plaster detail uplifts in 1930s but it is noted that whilst notable evidential elements of significance remain, this space has been subject to a number of alterations most notably from the 1970s fire compartmentation works & the replacement (and in some instances removal) of historic doors and frames. Whilst there is evidence of the removal of the entirety of the ceiling to perform repairs to the main valley beam and cornice spanning the corridor, the overall ceiling form and detail remains largely unaltered. Whilst the overall form of this space is derived largely from the plan form, massing (high spaces) with notable features of significance being the arched openings and associated timber panelling to door openings generally. The significance of the former lightwell and valley roof is also noted, however, the space and its "grandeur" significant detractors noted are the dado rails & 1970s fire compliance domestic, fickle gypsum plastering throughout historically performed.

Demolition	Strip out Floor	Strip out Ceiling	Strip out Wall	Strip out FF&E
	Yes	Yes	Yes	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-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-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-DA-A-20300.

Works to Walls	New Partition with Skirting	New Door opening in existing Wall
	No	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 remove defective plaster. New plaster finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-I-08901. 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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 40mm with lime plaster, skim 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 arched openings and associated timber panelling to door openings generally. Recommend removal/ replacement of UK architraves as required. Ceilings have been reconstrued and full reinstatement in the plan and form as per these records is required. Fire compartmentation works to be carried out sympathetically to the arches. Fire doors to be fitted flush with timber and plaster rat edge profile are to be retained/ repaired in place and replaced with like for like where not practicable to retain.
M&E Works	Exposed services with corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

X70	Stair 1
Heritage Significance	High
Description of Significance	The main staircase is expansively described in respect of significance in the HE listing, in form this space remains largely unchanged from the 1886 form with the glazed lantern over, sloped mansard wall and landing. 1930s works included cloaking upgrades around the lantern and the introduction of a doorway to the 4th floor. The 1970s fire compartmentation works created a new fire escape route from the 4th floor to the former storage and tank base of the rear mansard structure and main supporting beam of the mansard landing, the mansard timber and beam being replaced under emergency works 2022/23. Note the landing to the rear mansard is of a 1970s steel construction (concrete infill) and not historic (see structural support Justification). The general level of paintwork is of ornate style but in extremely poor friable condition. The form and profiles of the former lightwell and valley ceiling is also significant, however, 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	Strip out Ceiling	Strip out Wall	Strip out FF&E
	No	No	No	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-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-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-DA-A-20300.

Works to Walls	New Partition with Skirting	New Door opening in existing Wall
	No	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 remove defective plaster. New plaster finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-I-08901. 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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 40mm with lime plaster, skim 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 wall mounted handrail to be installed to comply with Approved Document Part K. New glazed balustrade to be installed to the perimeter of the mansard landing. Existing timber balustrade 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 & architraves to be retained, refurbished and redecorated. Any damaged or missing plasterwork 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, where staircase has been altered and timberwork has been removed, this is to be replaced with matching timber 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 cornice detailing. Fire doors to be fitted flush with timber and plaster rat edge profile are to be retained/ repaired in place and replaced with like for like where not practicable to retain. Existing openings to be made good to allow for the installation of new lift doors. New opening to be created to allow for through lift
M&E Works	Refer to MEP drawings for more information.

X72	Lift
Heritage Significance	Detrimental
Description of Significance	As 191 in respect of plan form development. Whilst a significant detrimental 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 became a key priority and as such the location plays a significant duty in understanding the 1930s adaptations (hiding later detracting elements such as

Demolition	Strip out Floor	Strip out Ceiling	Strip out Wall	Strip out FF&E
	N/A	N/A	N/A	N/A

Refer to Demolition Plans

Works to Floor	N/A
Works to Ceiling	N/A

Works to Walls	New Partition with Skirting	New Door opening in existing Wall
	No	Yes

Existing 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 lift (Doors & Cars) to be installed within the existing lift shaft. Further surveys required on the existing lift shaft to ensure on suitability of proposal.
M&E Works	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-20-ZZ-00-D-A-20700 - Proposed Ground Floor Plan (Planning)
L054-AHR-20-ZZ-M1-D-A-20701 - Proposed Mezzanine Floor Plan (Planning)
L054-AHR-20-ZZ-01-D-A-20702 - Proposed First Floor Plan (Planning)
L054-AHR-20-ZZ-02-D-A-20703 - Proposed Second Floor Plan (Planning)
L054-AHR-20-ZZ-03-D-A-20704 - Proposed Third Floor Plan (Planning)
L054-AHR-20-ZZ-04-D-A-20705 - Proposed Fourth Floor Plan (Planning)
L054-AHR-20-ZZ-ZZ-D-A-20706 - Proposed Basement Floor Plan (Planning)
L054-AHR-20-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

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

AHR Architects Ltd
No.1 Aire Street
Leeds
LS1 4PR
United Kingdom

T +44(0)113 3858787
E leeds@ahr.co.uk
www.ahr.co.uk

Kirklees COUNCIL

client name
GMI Construction Group

project
George Hotel Refurbishment

drawing
Fourth Floor Heritage Scoping Plan - Sheet 1

computer file	plot date
I:\0.22.1.11\DSM_Profiled_Folder_redirection\daniel.rhein\Documents\Revit Files\Local Files\Revit 2024\L054-AHR-XX-ZY-X3-BA-D2001_daniel.rhein.rvt	

project number	scale
2024.00373.000	As indicated@A0

| drawing number | rev | issue status |
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