| X63 | Stair 6 |
|---|---|
| **Heritage Significance** | Detrimental |
| **Description of Significance** | Under 1990 plans this formed an independent large bathroom space accessed off both the then corridor 152 and 153. The space was subdivided in 1990 to form the current WC 150 (accessed off corridor) bathroom off Bed 149 and 2nd WC off the corridor x62 and 150Z. 1970's fire compliance works present a total loss in this space in respect of timberwork, plasterwork and floors through the reshaping into an enlarged WC and subdivision to bathroom 149. The space has lost all element of plan form significance dating from 1990 and 1930s; sole remaining elements are the 1990 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**<br>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-DA-A-00801. |
| **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**<br>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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 45mm 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-ZZ-T-U08601. 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) |

| 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 1990 plans. The space has been lost in 1990 to form the current bathroom 149 and 2nd WC 150. The adaptation over time the space has lost all element of plan form significance dating from 1990 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**<br>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-DZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-U08601. 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-DZ-DA-20300. |
| **Works to Walls** | New Partition with Skirting: **Yes** · New Door opening in existing Wall: **No**<br>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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 45mm 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** | 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**<br>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-DZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-U08601. 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-DZ-DA-20300. |
| **Works to Walls** | New Partition with Skirting: **Yes** · New Door opening in existing Wall: **No**<br>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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 45mm 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** | New service riser proposed. Refer to MEP drawings for further details |

| 152 | Unsurveyed |
|---|---|
| **Heritage Significance** | Detrimental |
| **Description of Significance** | 1990 plans and 1930s plans indicate this space functioned as the "HAC" or laundery utility room for the Western suite of rooms. The space has been subdivided from the 1970s built infill to form a half height wall fitting with ceramic sinks lined and the windows retaining their original 1990s profiles and reveal panelling. ceilings are deemed to be total loss. |
| **Demolition** | Strip out Floor: **Yes** · Strip out Ceiling: **Yes** · Strip out Wall: **Yes** · Strip out FF&E: **Yes**<br>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-DZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-U08601. 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-DZ-DA-20300. |
| **Works to Walls** | New Partition with Skirting: **No** · New Door opening in existing Wall: **No**<br>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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 45mm 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** | Retain and restore in place window reveal panelling, architraves and door architraves. Original wall tiling to be retained in placed and reverse acid etch of historic mezzpatt. |
| **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 (along with X61 corridor and X58 Lift) in 1880s' and 1930s plans. The space has been subdivided from the 1970s built infill to form a half height wall fitting with ceramic sinks lined and the windows retaining their original 1990s profiles and reveal panelling. The space has lost all element of plan form significance dating from 1990 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**<br>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-DZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-U08601. |
| **Works to Ceiling** | Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-DZ-DA-20300. |
| **Works to Walls** | New Partition with Skirting: **No** · New Door opening in existing Wall: **Yes**<br>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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 45mm 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** | 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 1880s' and 1930s plans. The space has been subdivided from the 1970s built infill to form a half height wall fitting with ceramic sinks lined 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: **N/A** · Strip out Wall: **Yes** · Strip out FF&E: **Yes**<br>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-DZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-U08601. |
| **Works to Ceiling** | Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-DZ-DA-20300. |
| **Works to Walls** | New Partition with Skirting: **No** · New Door opening in existing Wall: **No**<br>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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 45mm 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** | Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information. |

| 150 | En-Suite |
|---|---|
| **Heritage Significance** | Detrimental |
| **Description of Significance** | Originally formed the staff corridor inder 1898 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 alterations to the structure plan in 90's. Detrimental designation due to the then changes and slightly loss of architectural sting 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**<br>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-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-U08601. |
| **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-20300. |
| **Works to Walls** | New Partition with Skirting: **No** · New Door opening in existing Wall: **No**<br>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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 45mm with lime plaster, skim 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 lieuteal off to W2) |
| **Demolition** | Strip out Floor: **Yes** · Strip out Ceiling: **Yes** · Strip out Wall: **Yes** · Strip out FF&E: **Yes**<br>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-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-U08601. |
| **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-20300. |
| **Works to Walls** | New Partition with Skirting: **Yes** · New Door opening in existing Wall: **No**<br>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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 45mm 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 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. |

| 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**<br>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-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-U08601. |
| **Works to Ceiling** | Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-DZ-DA-20300. |
| **Works to Walls** | New Partition with Skirting: **Yes** · New Door opening in existing Wall: **No**<br>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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 45mm 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 furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-U08601. 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. Bed 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 1898 plans this room served as a bedroom to a suite of 3 rooms (147, X60, 145, 146) with subsequent works in the 1930s limited to fireplace removals and ceiling cornice replacement. There is indication that a former bathroom was accessed from this suite (SED new stairwell with the doorway and timber panelling to the left of the fireplace). The space has been lost in 1990 to form the current bed 149 plan and form with much of the 1898 skirtings and general timberwork remaining (some door architraves upgraded to 1930s profiles). Window reveals have been overclaoded but the original 1898 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**<br>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-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-U08601. |
| **Works to Ceiling** | Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 3 - Refer to drawing L054-AHR-20-BA-DZ-DA-20300. |
| **Works to Walls** | New Partition with Skirting: **Yes** · New Door opening in existing Wall: **No**<br>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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 45mm 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 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-U08601. 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. Bed 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 curved wall appears to be 1970s works |
| **Demolition** | Strip out Floor: **Yes** · Strip out Ceiling: **Yes** · Strip out Wall: **Yes** · Strip out FF&E: **Yes**<br>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-DZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-U08601. |
| **Works to Ceiling** | Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-DZ-DA-20300. |
| **Works to Walls** | New Partition with Skirting: **Yes** · New Door opening in existing Wall: **No**<br>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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 45mm with lime plaster, skim and gypsum multiskim. |
| **Works to Windows** | N/A |
| **Works to Doors (External)** | N/A |
| **Works to Doors (Internal)** | New internal door to be installed within 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. |

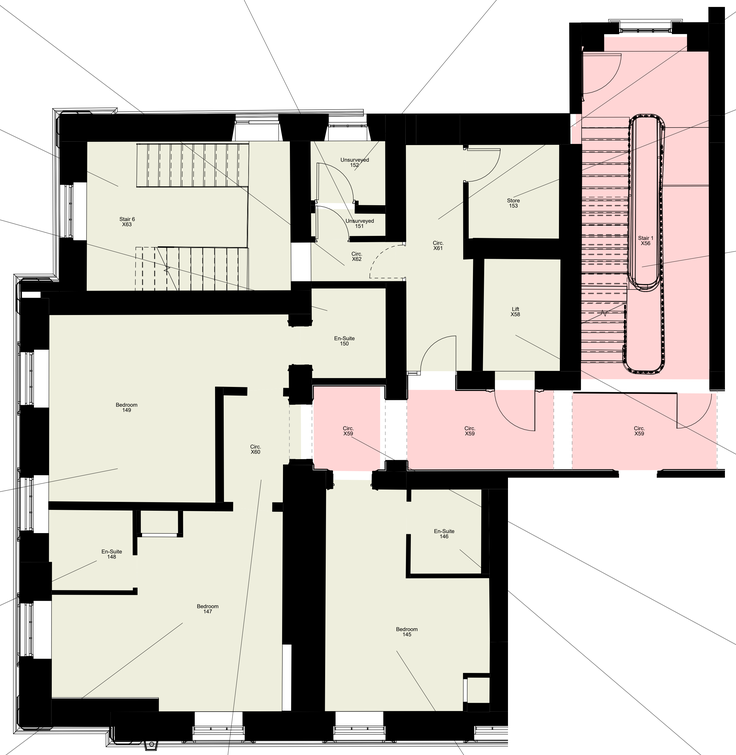
| 145 | Bedroom |
|---|---|
| **Heritage Significance** | Detrimental |
| **Description of Significance** | This along with adjacent en suite 148 formed a singular bedroom space under the 1898 plans which remained in the 1936 plans as a singular space. Lathing & cornice work being a much later profile (presumed to be 1970s fire compliance related). Timberwork appears to be of a 1930s period of work with the fireplace removed (1970s) and the doorway to the left of the fireplace to the former bathroom infilled. Notableare significance mostly due to largely original plan form, fireplace total loss (floor level slate hearth remaining). Note whilst corner rods on ceilings in place, historic inspection indicate these to be post 1970s (as per adjacent bedroom sections). Ceilings total loss due to indeterminate turn of the century in age and water damage.<br><br>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**<br>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-DZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-U08601. |
| **Works to Ceiling** | Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 3 - Refer to drawing L054-AHR-20-BA-DZ-DA-20300. |
| **Works to Walls** | New Partition with Skirting: **No** · New Door opening in existing Wall: **Yes**<br>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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 45mm 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 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-U08601. 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**<br>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-DZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-U08601. |
| **Works to Ceiling** | Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-DZ-DA-20300. |
| **Works to Walls** | New Partition with Skirting: **Yes** · New Door opening in existing Wall: **No**<br>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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 45mm 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** | New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-U08601. |
| **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 1930s period with some plaster detail uplifts in 1970s 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 doorways and ceilings (see X59 and X60 for more detail). Whilst the ceiling to the corridor (X59, X60 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 the space is derived largely from the plan form, massing (high spaces) with notable features of the doorways and flanking architraves to either side of the staircase. Ashlings 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**<br>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-DZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-U08601. |
| **Works to Ceiling** | Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-DZ-DA-20300. |
| **Works to Walls** | New Partition with Skirting: **No** · New Door opening in existing Wall: **No**<br>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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 45mm 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 the doorways and flanking architraves to either side of the staircase. Ashlings generally, architraves and panelling to door openings generally. Recommend retention of external wall skirtings as required. 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. |

| 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 inlaid systems and generally is of mixed date in respect of fabric. The space has received a number of detractors most notably from the 1970s fire compliance works to the significant lobby to LVS of 4th floor floor landing and wall facing elevation (see X59) to former water tower levels of water ingress. An external doorway appears to have been introduced on the landing to access cast iron external fire escape (see X59) to the rear of the building. The lift and lift shaft 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 the space is derived largely from the plan form, massing (high spaces) with notable features of the doorways and flanking architraves to either side of the staircase. Ashlings 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: **N/A** · Strip out Ceiling: **N/A** · Strip out Wall: **N/A** · Strip out FF&E: **N/A**<br>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-DZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-T-U08601. 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-DZ-DA-20300. |
| **Works to Walls** | New Partition with Skirting: **No** · New Door opening in existing Wall: **No**<br>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, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 45mm with lime plaster, skim 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 architraves 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 removed to accommodate the new glazed balustrade are to be retained for re-use in the areas that are coming to be refurbished & redecorated. 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 architraves, window reveal panelling) to be retained and re-decorated. Existing timber floor structure to be inspected repaired/ supported as required. Plasterwork to be retained and restored in place where practicable but it assumed that a vast majority of the stair LVS requires removal and replication in like for like materials due to the poor condition of the existing plaster. Retain and restore in place window reveal panelling, 1930s plaster "keystones" ov above the corridor doorsed. Former 1898 staff stair doorway and 1930s escape stair doorway should remain in form and architrave (but can be blocked up as required). All dado rails to be retained and re-used in the areas that are being refurbished and redecorated. Allow to excavate of works by condition due to complexity and extent of water/ structural damage historically. |
| **M&E Works** | Refer to MEP drawings for more information. |

| X58 | Lift |
|---|---|
| **Heritage Significance** | Detrimental |
| **Description of Significance** | Works performed under 1930s works and under 1990 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 1990 plans it is noted that this is evidence of change (vandal expectation) in 1930's where significance is derived largely from the plan form, massing (high spaces) with notable features of significant duty in understanding the 1930s adaptations (noting later detracting elements such as architraves and other mod 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**<br>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**<br>Exeting 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. Existing lift car & doors have been removed under previous consents (1990's). Existing lift shaft walls to be retained. Existing lift doors and architraves 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. |




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

***Proposed Plans***

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

***Refurbishment Strategy Drawings***

L054-AHR-20-BA-00-DA-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-DA-A-20203 - Conference Room - Refurbishment Strategy
L054-AHR-20-BA-01-D-A-20204 - Former Dining Room - Refurbishment Strategy
L054-AHR-20-BA-00A-DA-A-20205 - Former Signing Room - Refurbishment Strategy

***Interior Design Strategy***

L054-AHR-ZZ-ZZ-ZZ-T-U-68901 - Interior Design Strategy

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

| original by | date created | Approved by |
|---|---|---|
| DR | 02/01/2025 | MS |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| client name | |
|---|---|
| GMI Construction Group | |
| **project** | |
| George Hotel Refurbishment | |
| **drawing** | |
| Third Floor Heritage Scoping Plan - Sheet 1 | |
| computer file: I:\0.32.1 1\ODM_Profiles_Folder_redirect\external.nbom\Documents\Revit Files\Local Files\Revit Project\2024\L054-AHR-XX-01-XX-M4-A-00001_daniel.nbom.rvt | plot date |
| project number: 2024.00373.000 | scale: As indicated@A0 |
| drawing number: L054-AHR-20-BA-03-D-A-20045 | rev: P1 · issue status: S2 |

This drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy.