X46	Stair 6
Heritage Significance	Detrimental
Description of Significance	Under 1890 plans this formed an independent large bathroom space accessed off both the then corridor 103 and 104 (now forming part of the store). By 1908 plans the space had been subdivided to form a bathroom off Bed 101 and the WC off the corridor A45 and 102. 1970s fire compliance works present a total loss in the space in respect of timberwork, plasterwork and floors through the reshaping into an enclosed stair with concrete treads and modern balustrade. The only element of the space that is left of the element of plan form significance dating from 1890 and 1930s, sole remaining elements are the 1890 panelled and architraved doorway and the reveal panelled and architraved window.
Demolition	Strip out Floor: N/A; Strip out Ceiling: N/A; Strip out Wall: N/A; Strip out FF&E: N/A Refer to Demolition Plans
Works to Floor	New floor construction to be installed to provide fire & acoustic compliance. New floor finishes to be provided throughout, refer to interior design strategy LO54-AHR-ZZ-ZZ-ZZ-T-I-08901.
Works to Ceiling	New floor construction to be installed to provide fire & acoustic compliance.
Works to Walls	New Partition with Skirting: Yes; New Door opening in existing Wall: No Make good of all existing plaster to external walls. Where works is required to the existing wall plaster, the following hierarchy of repair is to be applied. Whole skims as required - Gypsum multiskim. Light cracking - local scabble, 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 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 LO54-AHR-ZZ-ZZ-ZZ-T-I-08901. Note: Retain and restore 1890 doorway reveal timberwork and architraves to the 1970s staircase A46 along with 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)

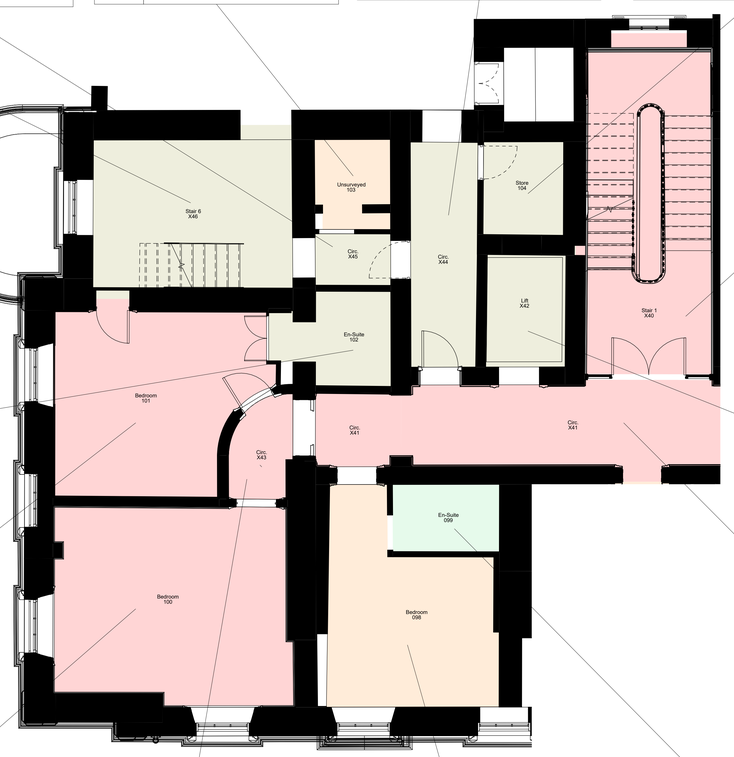
102	En-Suite
Heritage Significance	Detrimental
Description of Significance	Originally formed the staff corridor inder 1888 and 1930s plans. Reordering of this corridor appears to have ocurred during the 1970s fire compliance works due to the loss of the "suite of rooms" wc and bathroom to the escape stair in A46. Detrimental designation due to plan form changes instigating loss of understanding of the adjacent suite and total loss situation of internal finishes (now modern dud type finishes)
Demolition	Strip-out Floor: Yes; Strip-out Ceiling: Yes; Strip-out Wall: Yes; Strip-out FF&E: Yes Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing LO54-AHR-20-BA-ZZ-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy LO54-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 LO54-AHR-20-BA-ZZ-DA-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, 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 false 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 LO54-AHR-ZZ-ZZ-ZZ-T-I-08901
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

X45	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 1890 plans, reordred as part of the 1970s works for the fire compliance staircase in A46. Due to this adaptation over time the space has lost all element of plan form significance dating from 1888 and 1930s and all fabric and timberwork is dated 1970s onward (with the exception of the 1890 doorway and architrave doorway to A46 which formed the original opening off what was the corridor to the WC (now internsae).
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 LO54-AHR-20-BA-ZZ-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy LO54-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 LO54-AHR-20-BA-ZZ-DA-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, 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 door to be installed within existing frames (where possible to do so). Otherwise, new frames & architraves to match existing.
Miscellaneous	Note. Mod 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. The sole exception to this is the 1890 doorway reveal timberwork and architraves to the 1970s staircase A46 which should be retained/ reskined in place.
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

103	Unsurveyed
Heritage Significance	Moderate
Description of Significance	1888 plans and 1930s plans indicate this space functioned as the "WAC" or laundery utility room for the then staff wings. The room has largely unchanged from the 1930s outfit with the half height wall tiling and concrete floor. The remaining features retaining their original 1890s 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 Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing LO54-AHR-20-BA-ZZ-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy LO54-AHR-ZZ-ZZ-ZZ-T-I-08901. Existing floor stripped out locally to allow for the proposed river.
Works to Ceiling	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing LO54-AHR-20-BA-ZZ-DA-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, 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	Retain and restore in place window reveal panelling
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 reserve acid strip of historic overpaint
M&E Works	New service riser proposed. Refer to MEP drawings for further details

X44	Circ.
Heritage Significance	Detrimental
Description of Significance	formerly part of the staff staircase under 1888 plans, reordered as part of the lift installation to be part accessible stair and part store cupboard under 1930s works. 1970s works for the fire compliance staircase in A46 and associated spaces indicate this was the forming of the current corridor space date. Due to this adaptation over time the space has lost all element of plan form significance dating from 1888 and 1930s and all fabric and timberwork is dated 1970s onward
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 LO54-AHR-20-BA-ZZ-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy LO54-AHR-ZZ-ZZ-ZZ-T-I-08901. Floor to be removed locally to allow for new higher level slab to be formed.
Works to Ceiling	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing LO54-AHR-20-BA-ZZ-DA-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, 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	Note. 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.

104	Store
Heritage Significance	Detrimental
Description of Significance	formerly part of the staff staircase (along with X44 corridor) in 1888+ and 1930s plans. Repurposed into a store cupboard room and linen store in 1970s fire compliance works (relocation of corridor from Bed 8) andconsidered to be a total loss in respect of material and detractor in respect of plan form intervention.
Demolition	Strip-out Floor: Yes; Strip-out Ceiling: Yes; Strip-out Wall: Yes; Strip-out FF&E: Yes Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing LO54-AHR-20-BA-ZZ-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy LO54-AHR-ZZ-ZZ-ZZ-T-I-08901. Existing floor stripped out locally to allow for new stair at higher level to be installed.
Works to Ceiling	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing LO54-AHR-20-BA-ZZ-DA-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, 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	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.



101	Bedroom
Heritage Significance	High
Description of Significance	As 100
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 1 - Refer to drawing LO54-AHR-20-BA-ZZ-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy LO54-AHR-ZZ-ZZ-ZZ-T-I-08901.
Works to Ceiling	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 1 - Refer to drawing LO54-AHR-20-BA-ZZ-DA-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, 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 LO54-AHR-ZZ-ZZ-ZZ-T-I-08901. Door reveal panelling and architraves to be retained as should be the window reveal cloaking (remove 1970s boarding) and architraves. Recommend retention of external and flanking wall etchings. Bed endeavours should be undertaken to retain and restore in place skirtings where practicable. Note blocked doorway to former WC (now Stair A46) to be retained and made into "feature"
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)

100	Bedroom
Heritage Significance	High
Description of Significance	Under the 1898 plans this room served as a bedroom to a suite of 3 rooms (300, 101 and X43) with subsequent works in the 1930s limited to fireplace removals and ceiling/ cornice replacement. There is evidence that the fireplace was removed in the 1930s and the 1970s fire compliance works has left it present for this opening. As a result this "suite" form a high level of significance in respect of plan and form with much of the 1890 skirtings and general timberwork remaining (some door architraves upgraded to 1920s profiles). Window reveals have been overcladed but the original 1898 panelling remains.
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 1 - Refer to drawing LO54-AHR-20-BA-ZZ-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy LO54-AHR-ZZ-ZZ-ZZ-T-I-08901.
Works to Ceiling	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 1 - Refer to drawing LO54-AHR-20-BA-ZZ-DA-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, 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 LO54-AHR-ZZ-ZZ-ZZ-T-I-08901. Door reveal panelling and architraves to be retained as should be the window reveal cloaking (remove 1970s boarding) and architraves. Recommend retention of external and flanking wall etchings. 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)

X43	Circ.
Heritage Significance	High
Description of Significance	As 100
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 1 - Refer to drawing LO54-AHR-20-BA-ZZ-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy LO54-AHR-ZZ-ZZ-ZZ-T-I-08901.
Works to Ceiling	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 1 - Refer to drawing LO54-AHR-20-BA-ZZ-DA-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, 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	Note. Door reveal panelling, architraves, skirting etc to be retained, dado rail appears to be later 60s/ 70s works and can be removed if required.
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

098	Bedroom
Heritage Significance	Moderate
Description of Significance	This along with adjacent en-suite formed a singular bedroom space under the 1898 plans which remained in the 1930 plans as a singular space. ceilings & cornice work being a much later profile (presumed to be 1930s) and fireplace removed in the 1930s. The 1970s fire compliance works has left the space divided to be recreated for later reuse. Timberwork appears to be of a 1930s period (if work with the exception of the entrance door panelling and skirting to the external and flanking walls. Note window reveals appear to be 1930s overclaiming of the original 1898 panelling in entrance recess mostly due to largely original plan form. fireplace lost (box (floor level/ style hearth remaining). Notable elements of significance in this room is the timberwork generally comprising window reveal, architraves and some wall skirting. The door reveals retain their 1898 panelling.
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 LO54-AHR-20-BA-ZZ-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy LO54-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 LO54-AHR-20-BA-ZZ-DA-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, 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 LO54-AHR-ZZ-ZZ-ZZ-T-I-08901. Door reveal panelling and architraves to be retained as should be the window reveal cloaking (remove 1970s boarding) and architraves. Recommend retention of external and flanking wall etchings.
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)

099	En-Suite
Heritage Significance	Low
Description of Significance	See 098
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 LO54-AHR-20-BA-ZZ-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy LO54-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 LO54-AHR-20-BA-ZZ-DA-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, 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	New furniture throughout. Refer to interior design strategy LO54-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)

X41	Circ.
Heritage Significance	High
Description of Significance	The main circulation corridor have changed little in form and mass from the 1890s period with some plaster detail uplifts (c.1930s but it is noted that whilst significant evidential elements of significance remain in the corridor (such as the doorway to former WC (now Stair A46) and the 1890s doorway to works to the staircase door installs, reordering of spaces largely 1930s works at either end of the corridor to form access to Block B & C. and the lift improvements (and architrave works associated) it is noted that the corridor has been largely reordered during the 1970s fire compliance works. Architraves and doors to 1930s are formed largely with later gypsum products. Significance of this space is derived largely from the plan form, meaning (high spaces) with notable features of significance being the archways to either end of the corridor and the retained doorway to former WC (now Stair A46) and the retained 1890s door and profiles of the coffered and cornice/ rose ceiling assist in understanding of the space and its arrival "grandeur". significant detractors noted are the dado rails and door reveal timberwork.
Demolition	Strip-out Floor: Yes; Strip-out Ceiling: Yes; Strip-out Wall: Yes; Strip-out FF&E: Yes Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing LO54-AHR-20-BA-ZZ-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy LO54-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 LO54-AHR-20-BA-ZZ-DA-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, 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 steel doors within the existing arches in the corridors. All debating of the arches to be retained, refurbished and redecorated.
Miscellaneous	Note. Significance of this space is derived largely from the plan form, meaning (high spaces) with notable features of significance being the form (but not material) of the ceilings & coving, skirtings generally, architraves and panelling to door openings generally. Recommend removal/ replacement of lift architraves and doors (not original) and the 1970s fire doors to be replaced with more appropriate doors. Drawings have been recorded and if required for compliance, full removal and reinstatement is recommended.
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

X40	Stair 1
Heritage Significance	High
Description of Significance	The main staircase is expansively described in respect of significance in the HE listing, however for completeness the main staircase is formed from cantilevered stone steps to levels basement through 2nd floor and timber from levels 3 and up to 4th floor. Whilst the handrail and cast iron balsters appear to be original to the 1890 build, it is noted that the staircase has been subject to significant alterations through the 1930s at differing times comprising largely the overboxing of a timber stair to the stone staircase, the removal of the original timber balustrade and the installation of the current balustrade and a significant number of plasterwork adaptations throughout (ceiling, extension of staircase to perimeter cornets and other feature plasterwork). The original entrance off the 2nd floor half landing for the staff wings has been removed and infilled with modern blockwork and the doorway to the former corridor adaptations into small systems and generally is of mixed date in respect of origins. The general level of plasterwork is of ornate style but mixed condition with significant loss to LHS of 3rd floor landing and east wall of basement. The 1970s fire compliance works has resulted in significant alterations to floors have been introduced on the landing to access cast iron escape stairs which can be dated to 1930s period of works. the 1970s corridor fire compartment works are considered a significant detractor.
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 LO54-AHR-20-BA-ZZ-DA-A-20300. New floor finishes to be provided throughout, refer to interior design strategy LO54-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 LO54-AHR-20-BA-ZZ-DA-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, 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 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 architave 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 repaired and reinstated to match existing where possible. Where this is not possible balusters should be missing are to replaced with new to match the existing. All existing dado rails, picture rails, skirtings & cornicing to be refurbished & re-decorated. Column radiators to be retained and re-decorated (Locations to be confirmed). Where the existing plaster to the walls is to be removed to accommodate new works and reveals window reveals and architraves to be retained/ restored in place where practicable. stone staircase to be inspected/ repaired supported as required. Plasterwork to be retained and restored in place where practicable. Where this is not possible it is to be replaced with new to match the existing in respect of form and profiles. Particular care should be undertaken to stabilise and retain the window surround plasterwork and 1930s plaster "keystones" Ark above the corridor doorset. A number of balusters (Cast) require replacement due to damage and corrosion. The new balusters are to be cast to match the existing. The existing timber doorway should remain in form and architrave (but can be blocked up as required). All dado railing can be removed if required.
M&E Works	Refer to MEP drawings for more information.

X42	Lift
Heritage Significance	Detrimental
Description of Significance	Works primarily performed under 1930s works and under 1898 plan form this was shared with adjacent X44 and 104 forming the old staff staircase. Whilst a significant detrimental intervention in plan and material terms, the provision of a lift to the 1st floor has enabled improved accessibility to the building and more vertical transport for both staff and customers become a key priority and as such the location plays a significant duty in understanding the 1930s adaptations (noting later detracting elements such as architraves and other visual works of later 1970s origin).
Demolition	Strip-out Floor: N/A; Strip-out Ceiling: N/A; Strip-out Wall: N/A; Strip-out FF&E: N/A Refer to Demolition Plans. Existing lift car & doors to be removed.
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 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. Note: Existing lift car & doors have been removed and the existing lift shaft has been infilled with blockwork. Existing lift machinery and gear has been proposed to be removed/ replaced with more appropriate and fitting 1930s profiles as indicated on historical drawings
M&E Works	Refer to MEP drawings for more information.

(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-DR-A-20010 - Ground & Mezzanine Floor Demolition Plan
L054-AHR-20-01-ZZ-D-A-20012 - First Floor Demolition Plan
L054-AHR-20-02-ZZ-D-A-20013 - Second Floor Demolition Plan
L054-AHR-20-03-ZZ-D-A-20014 - Third Floor Demolition Plan
L054-AHR-20-04-ZZ-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-A-20700 - Proposed Ground Floor Plan (Planning)
L054-AHR-ZZ-ZZ-M2-D-A-20701 - Proposed Mezzanine Floor Plan (Planning)
L054-AHR-ZZ-ZZ-01-DA-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-DA-A-20704 - Proposed Third Floor Plan (Planning)
L054-AHR-ZZ-ZZ-04-D-A-20705 - Proposed Fourth Floor Plan (Planning)
L054-AHR-ZZ-ZZ-B1-DA-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

P1	Issued for Planning	22.04.2025	DR	MS
Rev	Description	Date	Dr by	App by
original by: DR		date created: 02/01/2025	Approved by: 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

client name: GMI Construction Group

project: George Hotel Refurbishment

drawing: Second Floor Heritage Scoping Plan - Sheet 1

computer file: 115.21.15280 ProRed_Folder_no\textordbland.rtion\Documents\Revit Files\Jail Petrified 2024\L054-AHR-XX-01-10-BA-00001_&mail.rtvpa.rvt

plot date:

project number: 2024.00373.000

scale: As indicated@A0

drawing number: L054-AHR-20-BA-02-D-A-20043

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.
This drawing is copyright and remains the property of AHR.

SCALE 1 : 50

0 1 2 3

02 Level 02 - Second Floor Heritage Scoping Plan
1 : 50