X23	Staircase
Heritage Significance	High
Description of Significance	Assessment to be supplied by exception reporting following further investigations.
Demolition	Strip out Floor: No; Strip out Ceiling: No; Strip out Wall: No; Strip out FF&E: No Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-DZ-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-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 existing plaster is to be removed back to brick/stone and replaced with a 2 coat lime plaster finish to 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 architrave to be retained and fake door to be installed within existing opening
Miscellaneous	New wall mounted handrail to be installed to comply with Approved Document Part K. New glazed balustrade to be installed to existing window openings. Existing cast iron railings to the stair 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 and re-decorated (Locations to be checked on site). New signage to be provided at floor levels (To comply with the radiacon red standards).
M&E Works	Refer to MEP drawings for more information.

095	Bedroom
Heritage Significance	Low
Description of Significance	N/A
Demolition	Strip out Floor: Yes; Strip out Ceiling: Yes; Strip out Wall: Yes; Strip out FF&E: Yes Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 3 - Refer to drawing L054-AHR-20-BA-ZZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-DZ-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-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 existing plaster is to be removed back to brick/stone and replaced with a 2 coat lime plaster finish to 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-DZ-T-I-08901.
M&E Works	MVHR to be installed within en-suite ceiling void utilising existing chimney stacks to vent to atmosphere. Fan coil units installed within newly formed bulkheads to provide heating & cooling. All ductwork concealed within dropped ceiling (Refer to MEP drawings for further details)

X37	Circ.
Heritage Significance	Moderate
Description of Significance	See x41 (Corridor)
Demolition	Strip out Floor: N/A; Strip out Ceiling: N/A; Strip out Wall: N/A; Strip out FF&E: N/A Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-DZ-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-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 existing plaster is to be removed back to brick/stone and replaced with a 2 coat lime plaster finish to 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	N/A
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

091	Bedroom
Heritage Significance	High
Description of Significance	1850s oblivation originally as a sitting room with later adaptation to bedroom in 1930s with little change to plan form or internal detailing. It is noted that the original inclusion of the service rift in this area has now been removed (underthrowable date) and an opening formed to adjacent former 1850s sitting room (now bedroom) and subsequently infilled in 1930s. Investigative works in this area, as well as the reproduction and opening works have demonstrated a total loss situation of the 1850s or 1930s settings in this area. Whilst evidential significance is largely derived from the un-amended plan form, other notable elements of significance in this room is the timberwork generally of an 1850s period comprising window reveal panelling and external wall skirting and entrance door reveal panelling/ architraves. It is noted that the skirting indicates light wall construction to the former hood door (timber sheeting/ doorway infill to corridor X37 to be retainded where practicable).
Demolition	Strip out Floor: Yes; Strip out Ceiling: Yes; Strip out Wall: Yes; Strip out FF&E: Yes Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 3 - Refer to drawing L054-AHR-20-BA-ZZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-DZ-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-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 existing plaster is to be removed back to brick/stone and replaced with a 2 coat lime plaster finish to 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-DZ-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)



051	Function Room
Heritage Significance	Considerable
Description of Significance	The Historic Interest as defined initially within the HE listing makes the following observations to inform more detailed significance assessment:" In its role as the site of the foundation of the sport of Rugby League in 1895, and retaining the Commercial Room (the most likely location for the meeting of the Northern Rugby Football Union) and Committee Room, the Rugby Union Club is of local interest. The interest of this element of historical and communal value is considered somewhat due to the actual rooms utilised for this signing function being unclear (eg signing and meetings in the commercial room or former "charter room" and the committee room) and the alterations to the building since the 1895 signing. An assessment but for clarity the following key items are considered factors: Original plan unchanged; form and massing unchanged; highly decorative ceiling plasterwork in generally good apparent condition; central chandelier; decorative cornice; timber panelling; timber panelled doors; timber sash windows; timber transom window, and associated reveal panelling, generally understood to be the "birthplace" of Rugby League (Northern Rugby Football Union).
Demolition	Strip out Floor: Yes; Strip out Ceiling: Yes; Strip out Wall: Yes; Strip out FF&E: Yes Refer to Demolition Plans. Existing lighting to central nows, 2nr wall sconced uplighters and some perimeter modern data and small power sockets to be removed. Wet radiators and associated exposed pipework to be removed and capped off. Existing floor finishes to be removed to allow for installation of new floor and modification to facilitate floor boxes and concealed floor containment to serve small power, data, AV/ Presentation systems and electrical heating systems.
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 1 - Refer to drawing L054-AHR-20-BA-ZZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-DZ-T-I-08901.
Works to Ceiling	Existing ceiling & ceiling features to be retained. Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 1 - Refer to drawing L054-AHR-20-BA-ZZ-DA-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 existing plaster is to be removed back to brick/stone and replaced with a 2 coat lime plaster finish to 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	Function room to be naturally ventilated using openable windows. Window restrictors, set at 100mm, to be installed on openable windows. Window panelling to reveals to be reinstated (Where required) & redecorated
Works to Doors (External)	N/A
Works to Doors (Internal)	New fire rated doors to be installed within the existing openings. Existing door surrounds to be retained, refurbished and redecorated. Final colour TBC. Note: "Existing" doors have been recorded and removed. Existing doors to be reinstated where possible. If not possible, new doors to be installed in the same or similars hinge locations. Note hartwhood repairs may be required to frames (existing) and panelling of doors to match hierarchy as demonstrated on the door reveal panelling (3nr inset).
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-DZ-T-I-08901. Historic signing panels to be replaced (Final location TBC).
M&E Works	Room to be naturally ventilated using openable windows. New light fittings to be installed within the existing lighting locations. New flat panel 'designer' radiators to replace existing radiators (Pipework to be discreet - at low level). Power and data points to be installed to the floor boxes. The AV/ Presentation equipment to serve the conference table / tables. AV/ presentation equipment (Subj to be unfixed/ mobile post with floor box connections)

X39	Circ.
Heritage Significance	High
Description of Significance	The main circulation corridors have changed little in form and mass from the 1930s period but it is noted that whilst significant evidential elements of significance remain, this spac has received a number of detractors most notably from the 1970s fire compliance works to the staircase door installs, separation doors to corridor X37 & X38 and suspended ceiling to corridor X38 (Investigative works in this area to see if there is evidence also of significant ceiling compliance works whilst of a "style" commensurate with the 1930s are formed largely with later gypsum products. Significance of this space is derived largely from the 1930s fabric and finishes including the timber panelled doors, timber sash windows, timber transom windows, archways to either end of the corridor, skirtings generally, architraves and panelling to door openings generally with specific attention brought to the 2nr ornate clad and pedimented timber entrance features to the former "signing room (001 writing room).
Demolition	Strip out Floor: N/A; Strip out Ceiling: N/A; Strip out Wall: N/A; Strip out FF&E: N/A Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-DZ-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-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 existing plaster is to be removed back to brick/stone and replaced with a 2 coat lime plaster finish to 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	N/A
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

X38	Circ.
Heritage Significance	Moderate
Description of Significance	See x41 (Corridor)
Demolition	Strip out Floor: N/A; Strip out Ceiling: N/A; Strip out Wall: N/A; Strip out FF&E: N/A Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-DZ-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-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 existing plaster is to be removed back to brick/stone and replaced with a 2 coat lime plaster finish to 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	N/A
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

094	Bedroom
Heritage Significance	Low
Description of Significance	Dialog as 091
Demolition	Strip out Floor: Yes; Strip out Ceiling: Yes; Strip out Wall: Yes; Strip out FF&E: Yes Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 3 - Refer to drawing L054-AHR-20-BA-ZZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-DZ-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-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 existing plaster is to be removed back to brick/stone and replaced with a 2 coat lime plaster finish to 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-DZ-T-I-08901. Note: evidential significance is largely derived from the un-amended plan form, other notable elements of significance in this room is the timberwork generally of an 1850s period comprising window reveal panelling and external wall skirting and entrance door reveal panelling/ architraves.
M&E Works	MVHR to be installed within en-suite ceiling void utilising existing chimney stacks to vent to atmosphere. Fan coil units installed within newly formed bulkheads to provide heating & cooling. All ductwork concealed within dropped ceiling (Refer to MEP drawings for further details)

(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-04-D-A-20014 - Third Floor Demolition Plan
L054-AHR-20-ZZ-RF-D-A-20015 - Roof Level Demolition Plan
L054-AHR-20-ZZ-B1-D-A-20016 - Basement Level Demolition Plan
L054-AHR-20-ZZ-RF-D-A-20017 - Roof Level Demolition Plan

Proposed Plans

L054-AHR-ZZ-ZZ-00-D-A-20700 - Proposed Ground Floor Plan (Planning)
L054-AHR-ZZ-ZZ-M2-D-A-20701 - Proposed Mezzanine Floor Plan (Planning)
L054-AHR-ZZ-ZZ-01-D-A-20702 - Proposed First Floor Plan (Planning)
L054-AHR-ZZ-ZZ-02-D-A-20703 - Proposed Second Floor Plan (Planning)
L054-AHR-ZZ-ZZ-03-D-A-20704 - Proposed Third Floor Plan (Planning)
L054-AHR-ZZ-ZZ-04-D-A-20705 - Proposed Fourth Floor Plan (Planning)
L054-AHR-ZZ-ZZ-B1-D-A-20706 - Proposed Basement Floor Plan (Planning)
L054-AHR-ZZ-ZZ-ZZ-D-A-20707 - Proposed Roof Plan (Planning)

Refurbishment Strategy Drawings

L054-AHR-20-BA-00-D-A-20201 - Ground Floor Reception - Refurbishment Strategy
L054-AHR-20-BA-00-D-A-20202 - Ground Floor Reception Elevations - Refurbishment Strategy
L054-AHR-20-BA-00-D-A-20203 - Conference Room - Refurbishment Strategy
L054-AHR-20-BA-01-D-A-20204 - Former Dining Room - Refurbishment Strategy
L054-AHR-20-BA-00-D-A-20205 - Former Signing Room - Refurbishment Strategy

Interior Design Strategy

L054-AHR-ZZ-ZZ-ZZ-T-I-08901 - Interior Design Strategy

092	En-Suite
Heritage Significance	Detrimental
Description of Significance	See 091 dialog, former 1850s sitting room and later 1930s bedroom. Significant reordering works following prevent a general harm position. Note all timberwork original loss in entirety. Phase 2 works have reinstated a new reproduction sash window to this location access to balcony) and future access required for balcont inspection periods.
Demolition	Strip out Floor: Yes; Strip out Ceiling: Yes; Strip out Wall: Yes; Strip out FF&E: Yes Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 3 - Refer to drawing L054-AHR-20-BA-ZZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-DZ-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-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 existing plaster is to be removed back to brick/stone and replaced with a 2 coat lime plaster finish to 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 sanitary fixtures & fittings to be provided to create bedroom ensuite. Phase 2 works have reinstated a new reproduction sash window to this location access to balcony) and future access required for balcont inspection periods.
M&E Works	MVHR to be installed within en-suite ceiling void utilising existing chimney stacks to vent to atmosphere. Fan coil units installed within newly formed bulkheads to provide heating & cooling. All ductwork concealed within dropped ceiling (Refer to MEP drawings for further details)

093	En-suite
Heritage Significance	Detrimental
Description of Significance	As 092
Demolition	Strip out Floor: Yes; Strip out Ceiling: Yes; Strip out Wall: Yes; Strip out FF&E: Yes Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer to drawing L054-AHR-20-BA-ZZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-DZ-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-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 existing plaster is to be removed back to brick/stone and replaced with a 2 coat lime plaster finish to 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 new opening. New frames & architraves to match the existing.
Miscellaneous	New Accessible WC fixtures & fittings to be provided
M&E Works	Refer to MEP drawings for more information.

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

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client name: GMI Construction Group

project: George Hotel Refurbishment

drawing: First Floor Heritage Scoping Plan - Sheet 2

computer file: 10.0.211029_Profiled_Folder_redirectionlanel.rtsm\Documents\Revit Files\Local Files\Revit Projects\L054-AHR-20-01-SA-M-A-00001_daniel.rtsm.rvt

project number: 2024.00373.000

scale: As indicated@A0

drawing number: L054-AHR-20-BA-01-D-A-20042

rev: P1

issue status: S2

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01 **Level 01 - First Floor Heritage Scoping Plan - Sheet 2**
1 : 50

N

SCALE 1 : 50
0 1 2 3