059 | Bedroom

Heritage Significance	Detrimental
Description of Significance	Under the 1900s works, this space comprised a singular space (054, X26, 056, 057, 059 & 060) formerly utilised as a main dining room. This is borne out by recent exposure works demonstrating mixed elements of 1900s and 1930s ornate ceiling works but it is noted that significant later destabilisation exists to the large majority of these ceilings. this space appears to have been recently largely in the 1930s works with some adaptations in plan form sourcing at a later underformented date. There is some argument for significance baselining as 1930s when the principal separation of the former dining room into the large primary suite with particular evidential interest in the remaining elements of the 1930s ceiling plasterworks demonstrating high endeavour in their implimentation. however, the space has been subject to changes in the 1970s fire compliance period and more recently lowered ceiling and gypsum plaster throughout. The southern section of the bedroom appears to have been opened up with the utilisation of a span beam further extending spaces from their former 1930s suite arrangement. Notable elements of significance in this room is the timberwork generally of an 1800s period comprising window reveal panelling and some external wall skirting. The bay window area in particular and associated ass directly connecting to the adjacent en-suite 060 should be considered as the better example of evidential value around 1930s utilisation.
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 L054-AHR-20-BA-ZZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-108901.
Works to Ceiling	Existing historic ceilings to be retained, recorded, refted and concealed unless noted otherwise. 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: 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 L054-AHR-ZZ-ZZ-ZZ-T-108901. Note: significance in this room is the timberwork generally of an 1800s period comprising window reveal panelling and some external wall skirting, hiding the apparent 1930s skirting on other areas upon investigation appear to be much later in derivision.
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)

060 | En-Suite

Heritage Significance	Detrimental
Description of Significance	As 059 - special consideration in respect of significance relating to 1930s ceiling plasterwork.
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 L054-AHR-20-BA-ZZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-108901.
Works to Ceiling	Existing historic ceilings to be retained, recorded, refted and concealed unless noted otherwise. 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: 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 L054-AHR-ZZ-ZZ-ZZ-T-108901. Note - significance - special consideration in respect if significance relating to 1930s ceiling plasterwork.
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)

061 | Cleaners

Heritage Significance	Detrimental
Description of Significance	N/A
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. Opening to be cut in the existing floor to allow for creation of proposed riser.
Works to Floor	Opening to be created within the existing floor
Works to Ceiling	Existing ceilings to be removed
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	New service riser proposed. Refer to MEP drawings for further details

X28 | Circ.

Heritage Significance	Detrimental
Description of Significance	1880 plans indicate utilisation as ante-room to 061 (former sitting room), repurposed in 1889 plans to access corridor. 1930s plans indicate inclusion of a service lift (later removed). Remaining elements of significance in this room is the timberwork generally of an 1800s period (with some elements of the 1930s profiles). The 1930s service hoist doorway architraves remain and has been repurposed into a small display cabinet, whilst the cabinet is of poor quality, the opening and architrave works are demonstrable evidence of historic use worthy of retention.
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-ZZ-T-108901.
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 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)	Existing frames to be retained. Opening to be made good once existing door has been removed.
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.

062 | Store

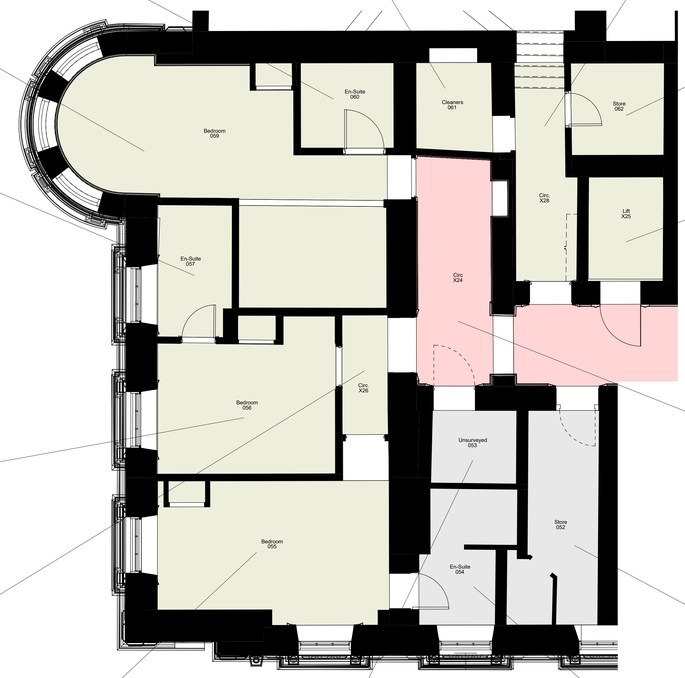
Heritage Significance	Detrimental
Description of Significance	N/A
Demolition	Strip out Floor: Yes; Strip out Ceiling: Yes; Strip out Wall: Yes; Strip out FF&E: Yes Refer to Demolition Plans
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Floor type 2 - Refer 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-ZZ-T-108901.
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 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 L054-AHR-ZZ-ZZ-ZZ-T-108901.
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

057 | En-Suite

Heritage Significance	Detrimental
Description of Significance	As 056
Demolition	Strip out Floor: N/A; 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 L054-AHR-20-BA-ZZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-108901.
Works to Ceiling	Existing historic ceilings to be retained, recorded, refted and concealed unless noted otherwise. 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: 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)	N/A
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-108901. Note: significance in this room is the timberwork generally of an 1800s period comprising window reveal panelling. 1930s skirtings to the external wall only
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)

056 | Bedroom

Heritage Significance	Detrimental
Description of Significance	As 055, this space was part of a larger dining room in 1930s and formed part of the former 'drawing room' as part of a 2 bed suite in 1930s adaptations. Later adaptations to adjacent areas to form a small kitchen and WC to the north of the space appear to date from the 1970s fire compliance period. Evidence of this as per dialog in 055 but noted that this room in 1930s was alongside space (058, x26, 057 & part of 055) and as such later segregation works have presented significant loss of the presumed 1930s ceiling features (some remaining in part suitable for record only). Notable elements of significance in this room is the timberwork generally of an 1800s period comprising window reveal panelling and some external wall skirting, hiding the apparent 1930s skirting on other areas upon investigation appear to be much later in derivision.
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 L054-AHR-20-BA-ZZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-108901.
Works to Ceiling	Existing historic ceilings to be retained, recorded, refted and concealed unless noted otherwise. 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: 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)	N/A
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-108901. Note: significance in this room is the timberwork generally of an 1800s period comprising window reveal panelling and some external wall skirting, hiding the apparent 1930s skirting on other areas upon investigation appear to be much later in derivision.
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)



X26 | Circ.

Heritage Significance	Detrimental
Description of Significance	N/A
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-ZZ-T-108901.
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 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.

055 | Bedroom

Heritage Significance	Detrimental
Description of Significance	Under the 1900s works, this space comprised a singular space (054, X26, 056, 057, 059 & 060) formerly utilised as a main dining room. This is borne out by recent exposure works demonstrating mixed elements of 1900s and 1930s ornate ceiling works but it is noted that significant later destabilisation exists to the large majority of these ceilings. this space appears to have been recently largely in the 1930s works with some adaptations in plan form sourcing at a later underformented date. There is some argument for significance baselining as 1930s when the principal separation of the former dining room into the large primary suite with particular evidential interest in the remaining elements of the 1930s ceiling plasterworks demonstrating high endeavour in their implimentation. however, the space has been subject to changes in the 1970s fire compliance period and more recently lowered ceiling and gypsum plaster throughout. Notable elements of significance in this room is the timberwork generally of an 1800s period comprising window reveal panelling, 1800s skirtings and an element of 1930s skirting to the separating wall (to bedroom 056) to the former 1930s drawing room.
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 L054-AHR-20-BA-ZZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-108901.
Works to Ceiling	Existing historic ceilings to be retained, recorded, refted and concealed unless noted otherwise. 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: 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)	N/A
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-108901. Note: Significance - corridor doorway cloaking timberwork & 1800s deep architrave to doorway.
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)

053 | Unsurveyed

Heritage Significance	Neutral
Description of Significance	Comments similar to 052 in respect of historic development. Note plan form of this space as well as 054 has been significantly altered from the 1800s and 1930s utilisation as a singular space (052 and 053) as WC/ bathroom accessed of the main central corridor XA1. This space is accessed solely from Bedroom 055 and has been altered in the 1970s fire compliance period. Opening up works have revealed the situation but it is noted exposure works have revealed 7.5" diagonal chequerboard tiling with detail border consistant with the 1930s period of works over earlier red clay floor tiles (recorded in L2).It is noted that significance in current plan form has largely been lost due to spatial reordering and access changes.
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-ZZ-T-108901.
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 following hierarchy of repair is to be applied. Whole skims as required - Gypsum multiskim. Light cracking - local scabble, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 40mm with lime plaster, skim and gypsum multiskim.
Works to Windows	Window panelling to reveals to be reinstated (Where required) & redecorated
Works to Doors (External)	N/A
Works to Doors (Internal)	New internal doors to be installed within existing frames (where possible to do so). Otherwise, new frames & architraves to match existing.
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-108901. Note: Significance - corridor doorway cloaking timberwork & 1800s deep architrave to doorway.
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)

054 | En-Suite

Heritage Significance	Neutral
Description of Significance	Comments similar to 052 in respect of historic development. Note plan form of this space as well as 053 has been significantly altered from the 1800s and 1930s utilisation as a singular space (052 and 053) as WC/ bathroom accessed of the main central corridor XA1. This space is accessed solely from Bedroom 055 and has been altered in the 1970s fire compliance period. Opening up works have revealed the situation but it is noted exposure works have revealed 7.5" diagonal chequerboard tiling with detail border consistant with the 1930s period of works over earlier red clay floor tiles (recorded in L2).It is noted that significance in current plan form has largely been lost due to spatial reordering and access changes.
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-ZZ-T-108901.
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 following hierarchy of repair is to be applied. Whole skims as required - Gypsum multiskim. Light cracking - local scabble, skim and gypsum. Deep crack and former elec chases - remove all gypsum, infill to 40mm with lime plaster, skim and gypsum multiskim.
Works to Windows	Window panelling to reveals to be reinstated (Where required) & redecorated
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-108901.
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)

052 | Store

Heritage Significance	Neutral
Description of Significance	What 1851 plans indicate access to what appears to be toilets off the adjacent writing room, in the 1886 plans a second entrance was formed off the adjacent corridor and its function at that time appeared to have been altered to that of a preparation area room presumably to serve the "coffee room" of room 051 (now the adjacent writing room). The 1930s plans indicate the room as a store and WC. Whilst altered in plan form and associated interventions at ceiling in conjunction with adjacent small spaces 053 & 054. As in other spaces, significant ceiling loss and adaptation has occurred to deem this a record and total loss. Whilst the 1930s plans indicate the room as a WC, no evidence remains to demonstrate this historic use and as such significance is largely retained solely by the quirk of the only room where the fake "concealed" windows on the main elevation is partially exposed and in use. Note, door surround cloaking timberwork also remains from 1930s period intact with the interior face architraves appearing to be 1930s derivision.
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-ZZ-T-108901.
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 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 false 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-108901. Note: Significance - corridor doorway cloaking timberwork & 1800s deep architrave to doorway.
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)

X25 | Lift

Heritage Significance	Detrimental
Description of Significance	As 056
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 L054-AHR-20-BA-ZZ-DA-20300. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-108901.
Works to Ceiling	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: 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	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.

X24 | Circ

Heritage Significance	High
Description of Significance	N/A
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 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. 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 suitability of proposals.
M&E Works	Refer to MEP drawings for more information.

(20) Heritage Scoping General Notes & Key

Heritage Significance Key

- Considerable
- High
- Moderate
- Low
- Neutral
- Detrimental

Drawings to be read in conjunction with the following drawing packages.

Demolition Plans

L054-AHR-20-ZZ-ZZ-D-A-20010 - Ground & Mezzanine Floor Demolition Plan
L054-AHR-20-01-ZZ-D-A-20012 - First Floor Demolition Plan
L054-AHR-20-02-ZZ-D-A-20013 - Second Floor Demolition Plan
L054-AHR-20-ZZ-04-D-A-20014 - Fourth 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-RF-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-108901 - Interior Design Strategy

P1	Issued for Planning	22.04.2025	DR / MS
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client name	GMI Construction Group
project	George Hotel Refurbishment
drawing	First Floor Heritage Scoping Plan - Sheet 1
computer file: \10.32.1.11\DDE_Profiles_Folder_redirection\daniel.rhom\Documents\Revit Project Files\R24-Hotel - Central_DanielRhom.rvt	plot date
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SCALE 1 : 50
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01 Level 01 - First Floor Heritage Scoping Plan - Sheet 1
1 : 50