X15	Circ.
Heritage Significance	Low
Description of Significance	As store 036
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-108001.
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. Refer to proposed plans for location of new partitions.
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. New feature LED lighting. Centralised ventilation system to provide heating & cooling. Refer to MEP drawings for further details.

X13	Lift
Heritage Significance	Detrimental
Description of Significance	this lift and shaft is difficult to determine age between 1959 and 1930s as previous works at roof level indicate some form of hoist may have existed in this location from around the turn of the century. Substantive adaptations appear to have been made in the 1930s but subsequent adaptations in the 1970s fire works have led to total loss of all historic architraves etc.
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. Plasterwork & column / beam encasements all to be reinstated. Refer to proposed plans for location of new partitions.
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. Note: Significant - whilst the implementation of the 1970s fenestrework is a detractor, the location of the lift is to remain and presents a prominent understanding of the evolution of the building. The lift is also a significant 1930s feature and is considered to be a good example of architecture in a 3 tier 30s style banking (such as existing skirting) along with feature skirting to doors echoing the historic dining room doors (retained) should be considered.
M&E Works	Refer to MEP drawings for further details

036	Store
Heritage Significance	Detrimental
Description of Significance	Under the 1999 plans, the store was originally the location of an open dance in the access corridor to the ladies toilets some form of hoist may have existed in this location from around the turn of the century. Substantive adaptations appear to have been made in the 1930s but subsequent adaptations in the 1970s fire works have led to total loss of all historic architraves etc.
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-108001.
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 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. Plasterwork & column / beam encasements all to be reinstated. Refer to proposed plans for location of new partitions.
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	Refer to MEP drawings for further details

X18	Circ.
Heritage Significance	Low
Description of Significance	As Stair 1 X10
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-108001.
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. Existing listed display cabinet to be retained.
M&E Works	Exposed services. New feature LED lighting. Centralised ventilation system to provide heating & cooling. Refer to MEP drawings for further details.

X10	Stair 1
Heritage Significance	Moderate
Description of Significance	This "landing" area to the base of the stairs was formed border the 1999 plans to double the with of the stairs and which some traces of the original 1930s ceiling can still be seen these should be deemed to be of a high quality and worthy of retention. Historical value: As per external, some areas of the adjacent former 1950s lounge/ reception performed in the 1930s have largely rendered significant this area of the building as the location of the original entrance to the hotel. Whilst some traces of the original 1930s ceiling can still be seen these should be deemed to be of a high quality and worthy of retention. Historical value: As per external, some areas of the adjacent former 1950s lounge/ reception performed in the 1930s have largely rendered significant this area of the building as the location of the original entrance to the hotel. Whilst some traces of the original 1930s ceiling can still be seen these should be deemed to be of a high quality and worthy of retention. Historical value: As per external, some areas of the adjacent former 1950s lounge/ reception performed in the 1930s have largely rendered significant this area of the building as the location of the original entrance to the hotel. In summary, the space forms a detractor to all ages of the development of the buildings use and has been identified accordingly. In summary, the space forms a detractor to all ages of the development of the buildings use and has been identified accordingly.
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-108001. 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. For strengthening works to the main staircase please refer to structural engineers drawings.
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)	N/A
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-108901. Note: Significant - 1930s curved display cabinet and wall staircase handrail. Due take window may be deemed of value but further investigation required to determine this. New wall mounted handrail to be installed to comply with Building Regulations. Refer to proposed plans for location of new partitions. Existing to be retained. Missing and damaged iron balusters to be replaced with matching cast iron ones (Locations to be checked on site). Any existing balls rails that are missing are to replaced with new to match the existing. All existing balls rails to be stripped back to bare metal and repainted. Existing openings widened to allow for new doors to be within the existing opening at ground floor. New signage to be provided at floor levels (To comply with the relevant red standards)New glazed balustrade inboard of existing handrail / balustrade. Heights to comply with the relevant Approved Documents.
M&E Works	Refer to MEP drawings for further details.

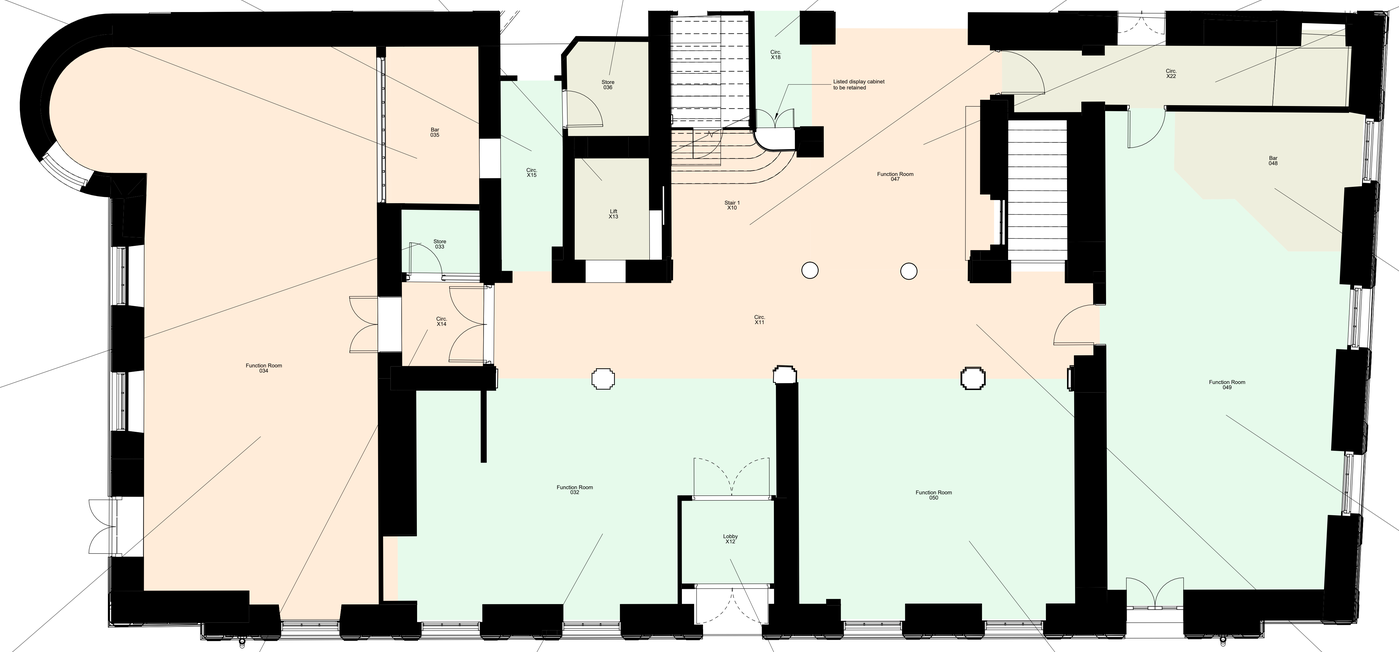
047	Function Room
Heritage Significance	Moderate
Description of Significance	Under the 1999 plans, this space formed the main signing in and waiting lounge of the reception zone with access onward to the lobby to the smoking room and dining hall. It is believed the fireplace noted in the HE listing was present at this time but note there is no definitive evidence to the fact of age originally this space, the 1999 plans identified this space as the main signing in and waiting lounge of the reception zone with signing in desk removed forming the entrance to the new dining hall room areas. as such in respect of plan form the fripperie forms the only remaining element of evidential value communicating its former use and associations with the wider reception zone and lobby. Whilst some of the staircase was altered from X to straight flights during the 1930s re-construction works in the side of the staircase was undetermined between 1930s and 1970s, a secondary oversteel stair to the existing appears to have been introduced during the 1970s fire works and the ceiling was underpinned and lowered. This is a feature worthy of retention. In summary, whilst some features remain such as the fireplace, and downstand, the baseline of significance should be that in plan form of the 1930s layout with a lower significance to the stair materiality of the 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 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	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: significant - existing external window timberwork and cloaking to cheetez panelling below windows to be retained.
M&E Works	Exposed services. New feature LED lighting. Centralised ventilation system to provide heating & cooling. Refer to MEP drawings for further details

X22	Circ.
Heritage Significance	Detrimental
Description of Significance	As Bar 048
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. Floor to be removed locally to allow for lower floor slab to be constructed. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-108001.
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. Plasterwork & column / beam encasements all to be reinstated.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	Existing door opening to be widened and made good to receive new door
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-108901.
M&E Works	Exposed services. New feature LED lighting. Centralised ventilation system to provide heating & cooling. Refer to MEP drawings for further details.

048	Bar
Heritage Significance	Detrimental
Description of Significance	The bar appears to have been installed in the 1980s/ 90s period in the rustic style and ceiling works/ adjacent window and associated architraves are commensurate with his and should be deemed a total loss in respect of evidential material and a detractor from the significance of the spaces as a whole. The space is connected to function room 049 and dining to be read in conjunction
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-108001.
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. Plasterwork & column / beam encasements all to be reinstated.
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	Exposed services. New feature LED lighting. Centralised ventilation system to provide heating & cooling. Refer to MEP drawings for further details

035	Bar
Heritage Significance	Moderate
Description of Significance	The bar area in itself is deemed to be a detractor in that this was originally a side "nook" location presumably for the location ofa linear billiards table. As such its significance is linked intrinsically to the adjacent billiards room with evidential value largely limited to form and massing/ plan.
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. Floor to be removed locally to allow for lower floor slab to be constructed. New floor finishes to be provided throughout, refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-108001.
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: 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. Refer to proposed plans for location of new partitions.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	New internal door within new partition
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-108901
M&E Works	New riser formed in this location, refer to proposed plans. Refer to MEP drawings for further details.

033	Store
Heritage Significance	Low
Description of Significance	Evidential value extremely limited due to complete refurbishment of this area during what is assumed the 1970s fire compliance refits and later adaptations to the 1980s bar area exposing Function room 034. Whilst some very small elements of the 1930s ceiling remain concealed there is insufficient remaining so as to present for repair or reinstatement.
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-108001.
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: 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. Refer to proposed plans for location of new partitions.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	New internal door within new partition
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-108901
M&E Works	Refer to MEP drawings for further details



034	Function Room
Heritage Significance	Moderate
Description of Significance	Other than the removal of an internal porch and bar historically, the plan for of the billiard room remains largely unchanged from original construction, Very minor intervention occurred in 1930s to introduce a small 'pokeroom' cupboard adjacent to the lounge entrance. It is noted that it appears that a vast amount of the 1930s ceiling can still be seen these should be deemed to be of a high quality and worthy of retention as such are element which would be deemed to demonstrate architectural value. Ceilings however appear to have been lowered in the 1970s fire works. In summary, the space forms a detractor to all ages of the development of the buildings use and has been identified accordingly. In summary, the rooms evidential value in respect of its former size, volume and layout as a billiard/ games room along with the remaining timberwork features are the defining areas of significance.
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-108001.
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: 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. Refer to proposed plans for location of new partitions.
Works to Windows	Window panelling to reveals to be reinstated (Where required) & redecorated
Works to Doors (External)	Existing external door to be used as fire exit. Existing ironmongery to be reviewed.
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
M&E Works	Utilisation of existing floor grilles to provide ventilation. New feature lighting within existing locations. Refer to MEP drawings for further details

X14	Circ.
Heritage Significance	Moderate
Description of Significance	As space X11
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-108001.
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. Plasterwork & column / beam encasements all to be reinstated. Refer to proposed plans for locations of new partitions.
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. New feature LED lighting. Centralised ventilation system to provide heating & cooling. Refer to MEP drawings for further details

032	Function Room
Heritage Significance	Low
Description of Significance	Evidential value: Limited largely to the plan and form of massing - in particular the delineation formed by the downstands which illustrate the original plan form of coach inn - 3 bay areas of evidential value recorded as main staircase, associated fitted 30s display cabinet & timber fireplace surround. much of the timberwork appears to be of a high quality and worthy of retention. Historical value: As per external, some areas of the adjacent former 1950s lounge/ reception performed in the 1930s have largely rendered significant this area of the building as the location of the original entrance to the hotel. Whilst some traces of the original 1930s ceiling can still be seen these should be deemed to be of a high quality and worthy of retention. Historical value: As per external, some areas of the adjacent former 1950s lounge/ reception performed in the 1930s have largely rendered significant this area of the building as the location of the original entrance to the hotel. In summary, the space forms a detractor to all ages of the development of the buildings use and has been identified accordingly. In summary, the space forms a detractor to all ages of the development of the buildings use and has been identified accordingly.
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-108001.
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. Plasterwork & column / beam encasements all to be reinstated. Refer to proposed plans for locations of new partitions.
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	Exposed services. New feature LED lighting. Centralised ventilation system to provide heating & cooling. Refer to MEP drawings for further details

X12	Lobby
Heritage Significance	Low
Description of Significance	A with all other areas and previous dialog, this areas significance is derived largely from the form and volumetric arrangement. Under the 1999 and 1930s plans this was retained as the main entrance "lobby" with inboard draught door arrangement. whilst some traces of the original 1930s ceiling can still be seen these should be deemed to be of a high quality and worthy of retention. Historical value: As per external, some areas of the 1930s adaptations with very little ceiling or architrave evidence remaining. Later adaptations during the 1970s fire works have led to total loss of all historic architraves etc. The existing entrance works which whilst in living memory, are incongruous to the game regability of the hotel either as a coaching house style or later 1930s hollywood style.
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-108001.
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: 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. Plasterwork & column / beam encasements all to be reinstated. Refer to proposed plans for locations of new partitions.
Works to Windows	N/A
Works to Doors (External)	New external door to be installed within the existing opening. Existing door to be carefully removed and opening made good to receive new
Works to Doors (Internal)	New internal door within new partition
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-108901.
M&E Works	Exposed services. New feature LED lighting. Centralised ventilation system to provide heating & cooling. Refer to MEP drawings for further details

050	Function Room
Heritage Significance	Low
Description of Significance	Under the 1999 plans, this space formed a sitting room commensurate with the cellular arrangement of the "coaching house" style. Under the 1930s works this was airminded with some minor wall adaptations into an "american" bar. In subsequent time (unbeknownst) this area has received significant opening up works to the rear wall to form the current layout. Whilst some traces of the original 1930s ceiling can still be seen these should be deemed to be of a high quality and worthy of retention. Historical value: As per external, some areas of the adjacent former 1950s lounge/ reception performed in the 1930s have largely rendered significant this area of the building as the location of the original entrance to the hotel. In summary, the space forms a detractor to all ages of the development of the buildings use, all remaining signs of evidence of this space should be considered in relation to what was believed to be 1970s adaptations.
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-108001.
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. Plasterwork & column / beam encasements all to be reinstated. Existing wall to be opened up to allow for link between the proposed bar & reception.
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: significant - existing external window timberwork and cloaking to cheetez panelling below windows to be retained.
M&E Works	Exposed services. New feature LED lighting. Centralised ventilation system to provide heating & cooling. Refer to MEP drawings for further details

X11	Circ.
Heritage Significance	Moderate
Description of Significance	As with all other areas and previous dialog, this areas significance is derived largely from the form and volumetric arrangement. Under the 1999 and 1930s plans and as now the main linear transition "corridor" of the ground floor and whilst material of ceiling now is commensurate with other adjacent spaces (largely 1970s fire works) some traces of the original 1930s ceiling can still be seen these should be deemed to be of evidential value of historic plan form. it is noted that in this area little timberwork of skirting or architrave appears to be of significant value and worthy of retention. In summary, the space forms a detractor to all ages are clearly of a much later replication (style of) there is sufficient evidence of these works replicating the sole column isolated in the foyer during the 1930s adaptation and consideration should be given to this element as a feature worthy of retention being in "living memory" and of a sufficient quality in and of itself to justify replication in future works.
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-108001.
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. Plasterwork & column / beam encasements all to be reinstated.
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: significant - existing external window timberwork and cloaking to cheetez panelling below windows to be retained. Existing wall to be opened up to allow for link between the proposed bar & reception.
M&E Works	Exposed services. New feature LED lighting. Centralised ventilation system to provide heating & cooling. Refer to MEP drawings for further details

049	Function Room
Heritage Significance	Low
Description of Significance	The function room 049 should be understood as a singular space with the bar room 048 and the same comments apply in respect of material loss and detractor as a whole due to material treatment. It is noted however that this space as a whole formed a smoke room bar in the 1999 plan with its current form of entrance from the lobby and dining hall. It is believed the fireplace noted in the HE listing was present at this time but note there is no definitive evidence to the fact of age originally this space, the 1999 plans identified this space as the main signing in and waiting lounge of the reception zone with access onward to the lobby to the smoking room and dining hall. It is believed the fireplace noted in the HE listing was present at this time but note there is no definitive evidence to the fact of age originally this space, the 1999 plans identified this space as the main signing in and waiting lounge of the reception zone with signing in desk removed forming the entrance to the new dining hall room areas. as such in respect of plan form the fripperie forms the only remaining element of evidential value communicating its former use and associations with the wider reception zone and lobby. Whilst some of the staircase was altered from X to straight flights during the 1930s re-construction works in the side of the staircase was undetermined between 1930s and 1970s, a secondary oversteel stair to the existing appears to have been introduced during the 1970s fire works and the ceiling was underpinned and lowered. This is a feature worthy of retention. In summary, whilst some features remain such as the fireplace, and downstand, the baseline of significance should be that in plan form of the 1930s layout with a lower significance to the stair materiality of the 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 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-108001.
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. Plasterwork & column / beam encasements all to be reinstated. Existing wall to be opened up to allow for link between the proposed bar & reception.
Works to Windows	
Works to Doors (External)	New external door to be installed within the existing opening. Existing door to be carefully removed and opening made good to receive new
Works to Doors (Internal)	N/A
Miscellaneous	New furniture throughout. Refer to interior design strategy L054-AHR-ZZ-ZZ-ZZ-T-108901. Note: Significant - Fireplace & some window surround timberwork to be retained.
M&E Works	Exposed services. New feature LED lighting. Centralised ventilation system to provide heating & cooling. 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-DA-20015 - Ground & Mezzanine Floor Demolition Plan
L054-AHR-20-ZZ-01-DA-A-20012 - First Floor Demolition Plan
L054-AHR-20-ZZ-02-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)