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. 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-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 following hierarchy of repair is to be applied. Whole skims as required - Gypsum multiskim. Light cracking - local scablde, skim and gypsum. Deep crack and former ebc 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-I-08901.
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	Are lift and shaft is difficult to determine age between 1993 and 1930s as previous works at roof level indicate some form of hoist may have existed in this location since prior to 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 scablde, skim and gypsum. Deep crack and former ebc 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 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 limitlewood is a detractor, the location of the lift is to remain and presents a prominent understanding of the evolution of the building. The lift shaft is a rare survival of a 1930s modernisation and its architrave is a Finn 30s style banding (such as existing skirting) along with feature etching 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 1899 plans, the store was originally the location of an open alcove in the access corridor to the laundry to the north of the property and would have been a partially unheated space. Under the 1930s plans this was amended to be a benched "still space" (small break eating area) for the staff area. At some time this was completely enclosed to form a lobby area with a door to the remaining alcove area. Although the exact date of this is unknown, it is likely to have been in the mid-late 20th century given the scale of the former still area - 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. 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-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 following hierarchy of repair is to be applied. Whole skims as required - Gypsum multiskim. Light cracking - local scablde, skim and gypsum. Deep crack and former ebc 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-I-08901
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-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 following hierarchy of repair is to be applied. Whole skims as required - Gypsum multiskim. Light cracking - local scablde, skim and gypsum. Deep crack and former ebc 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-I-08901. 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 tender the 1899 plans to double the with off the stairs and which some traces of the original 1930s ceiling can still be seen there should be deemed to be of a high quality and worthy of retention. Historical value: As per exterior, some areas of the adjacent former 1890s lounger reception performed in the 1930s have largely rendered legibility/of this area as a "coach house" style. Under the 1899 and 1930s plans this area retained as the main entrance "lobby" with inbuilt dog/pet door arrangement. Whilst some traces of the original 1930s ceiling can still be seen there should be deemed to be of a high quality and worthy of retention. Historical value: As per exterior, some areas of the adjacent former 1890s lounger reception performed in the 1930s have largely rendered legibility/of this area as a "coach house" style. Under the 1899 and 1930s plans this area retained as the main entrance "lobby" with inbuilt dog/pet door arrangement. Whilst some traces of the original 1930s ceiling can still be seen there should be deemed to be in a total state of disrepair. Under the 1970s works this area was amended to form a "Lounge" area and the original ceiling was lowered to a uniform level