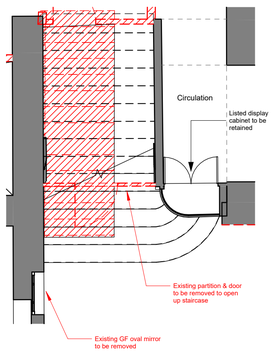
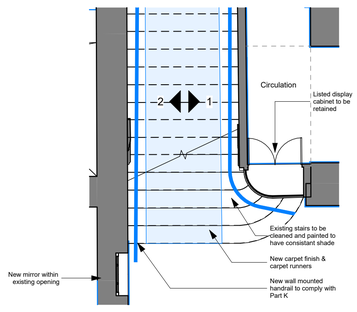
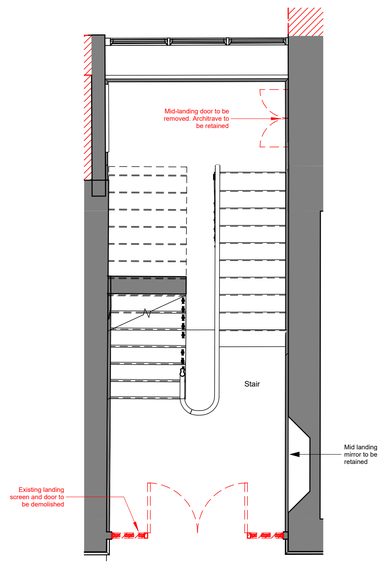


D0 Main Staircase - Demolition Level 00
1 : 50



00 Main Staircase - Proposed Level 00
1 : 50



D1 Main Staircase - Demolition Level 01
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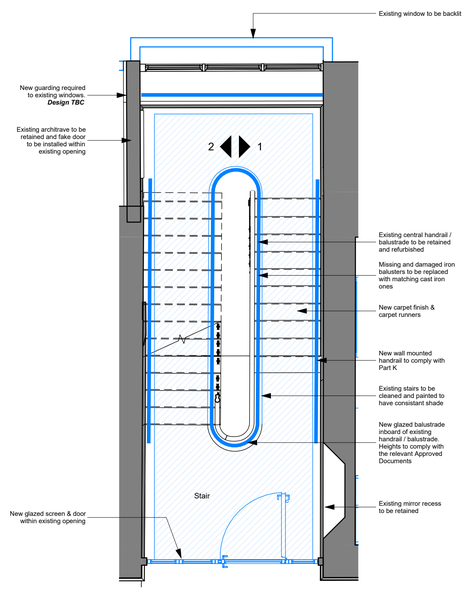

01 Main Staircase - Proposed Level 01
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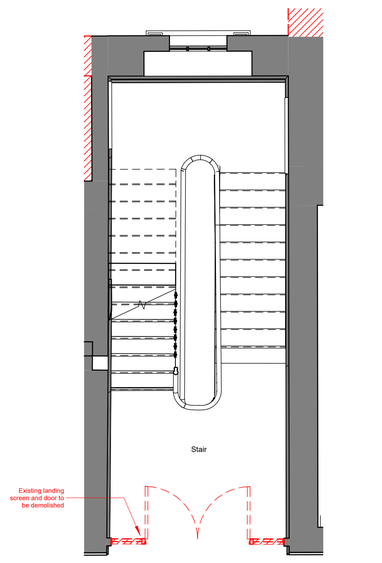

D2 Main Staircase - Demolition Level 02
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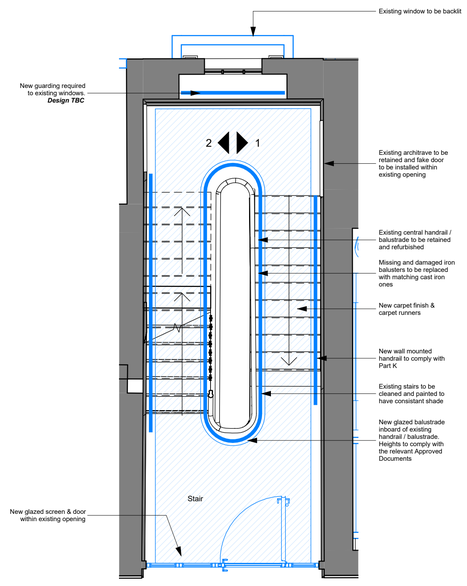

02 Main Staircase - Proposed Level 02
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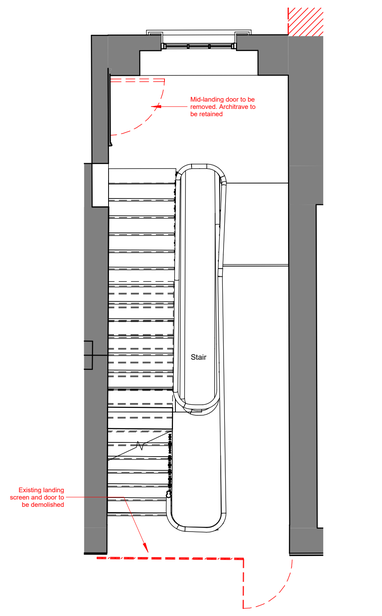
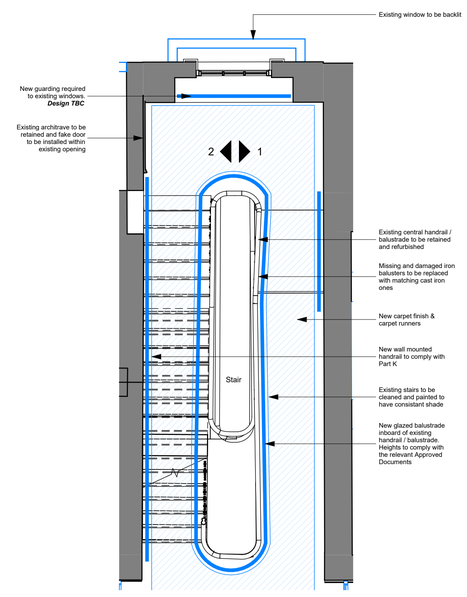


D3 Main Staircase - Demolition Level 03
1 : 50



03 Main Staircase - Proposed Level 03
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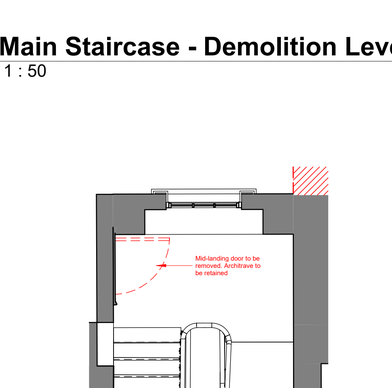

D4 Main Staircase - Demolition Level 04
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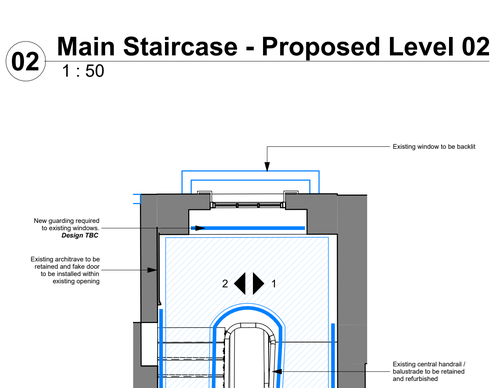

04 Main Staircase - Proposed Level 04
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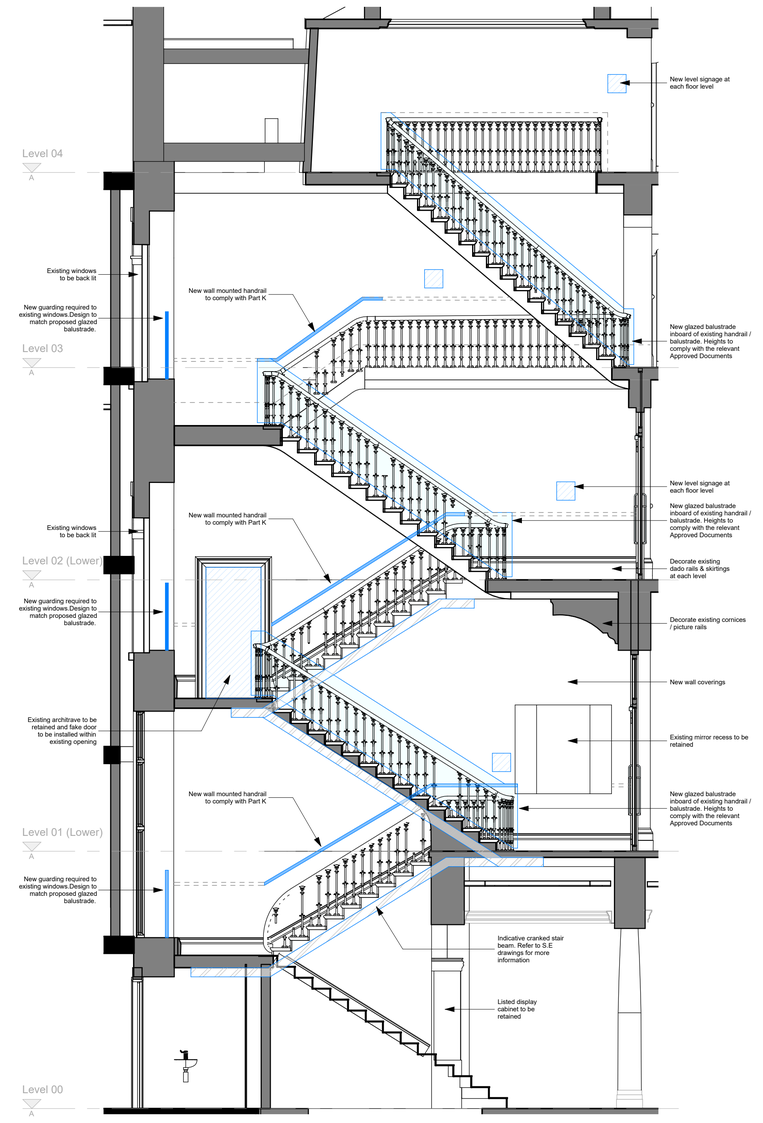
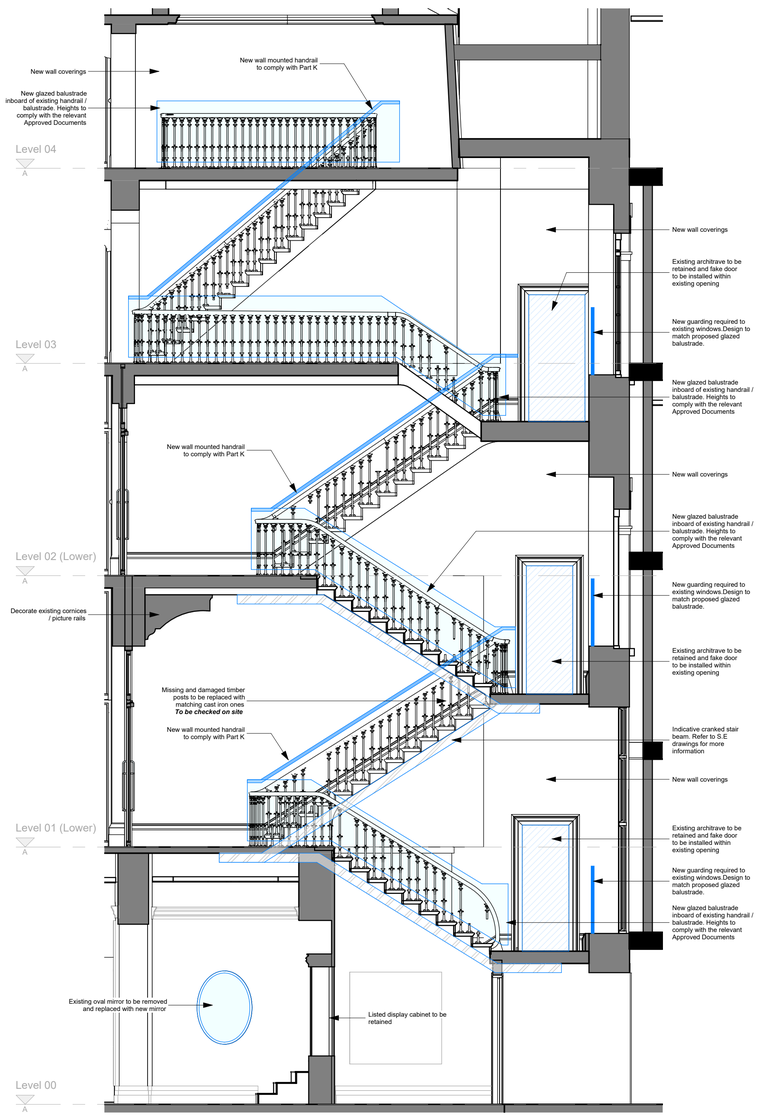
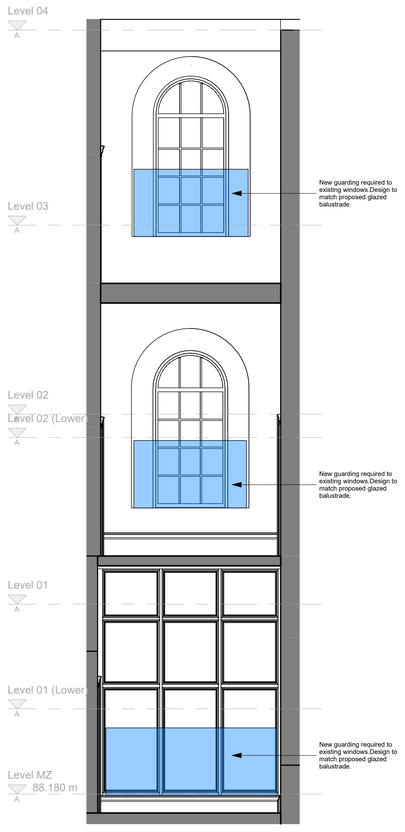


E1 Main Staircase - Elevation 01
1 : 50



E2 Main Staircase - Elevation 02
1 : 50



E3 Main Staircase - Elevation 3
1 : 50

KEY	
DEMOLISHED ELEMENTS	
PROPOSED ELEMENTS	

MAIN STAIRCASE				
Heritage Significance	High			
Description of Significance	The main staircase is expansively described in respect of significance in the HE listing, however for completeness the main staircase is formed from cantilevered stone steps to levels basement through 2nd floor and timber from levels 3 and up to 4th floor. Whilst the handrail and cast iron balisters appear to be of 1886 origin as does much of the original structure, significant adaptations appear to have ocurred through the 1930s at differing times comprising largely the overlaying of a timber stair to the stone sections Ground to 1st floor, introduction of a ground floor closing wall and curved display cabinet and a significant number of plasterwork adaptations throughout (ceilings, underside of staircase & pediments/ corbels and other feature plasterwork). The original entrance off the 2nd floor half landing for the staff stair remains but has received later timberwork. An arched window of some detail has received adaptations into critall systems and generally is of mixed date in respect of origins. The general level of plasterwork is of ornate style but mixed condition with significant loss to U/S of 3rd floor landing and east facing elevation due to former water tower issues of water ingress. An external doorway appears to have been introduced on the landing to access cast iron escape stairs which can be dated to 1930s period of works. The 1970s corridor fire compartment works are considered a significant detractor. For clarity, this area presents the highest evidence of plaster loss and structural movement and for this reason, dedicated assessment and reporting on proposal for works in this area is to be supplied by condition			
Demolition	**Strip out Floor**	**Strip out Ceiling**	**Strip out Wall**	**Strip out FF&E**
	No	No	No	N/A
	Existing screens & doors forming stair lobbies to be removed. Existing doors at landing levels to be removed. Architrave to be retained & restored. Refer to demolition plans for extent of building fabric to be demolished.			
Works to Floor	Existing floors to be retained. Existing stairs to be cleaned and painted to have consistant shade. New carpet finish & carpet runners to be provided throughout the staircase ***Refer to structural engineers information for strengthening requirements & works. Indicative cranked stair beam indicated on the elevations***			
Works to Ceiling	Existing ceilings & ceiling details to be retained & restored (where required). Existing cornicing & picture rails to be redecorated.			
Works to Walls	**New Partition with Skirting**	**New Door opening in Existing Wall**		
	No	No		
	Walls to be made good following any demolition works. New wall coverings provided throughout. New wall mounted handrail to be installed to comply with Approved Document Part K. Plasterwork to be restored following the following hierarchy. Whole skims as required - Gypsum multiskim. Light cracking - loacl scabble, skrim and gypsum. Deep crack and former elec chases - remove all gypsum, infil to 45mm with lime plaster, skrim 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 internal glazed screen & door to be installed within the existing opening to create a stair lobby at each level.			
Miscellaneous	New wall mounted handrail to be installed to comply with Approved Document Part K. New glazed balustrade inboard of existing central handrail / balustrade. Missing and damaged iron balusters to be 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 & comicing to be refurbished & re-decorated. Existing first floor landing mirror to be retained. New mirror to be provided within the existing opening at ground floor. Column radiators to be retained and re-decorated (Locations to be checked on site) New signage to be provided at floor levels (To comply with the radisson red standards) New glazed balustrade inboard of existing handrail / balustrade. Heights to comply with the relevant Approved Documents			
M&E Works	New wall lighting to be provided			

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-03-D-A-20014 - Third Floor Demolition Plan
L054-AHR-20-ZZ-04-D-A-20015 - Fourth Floor Demolition Plan
L054-AHR-20-ZZ-B1-D-A-20016 - Basement Level Demolition Plan
L054-AHR-20-ZZ-RF-D-A-20017 - Roof Level Demolition Plan

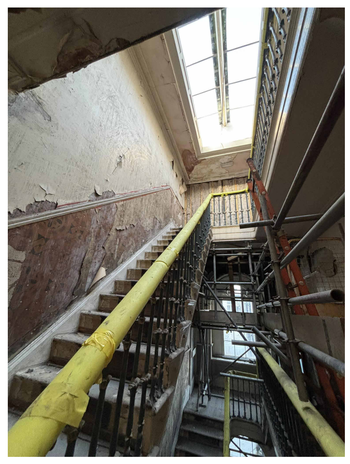
Proposed Plans

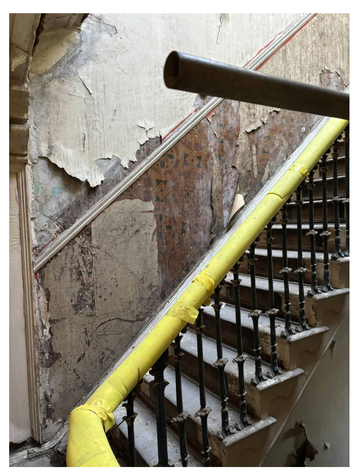
L054-AHR-ZZ-ZZ-00-D-A-20700 - Proposed Ground Floor Plan (Planning)
L054-AHR-ZZ-ZZ-MZ-D-A-20701 - Proposed Mezzanine Floor Plan (Planning)
L054-AHR-ZZ-ZZ-01-D-A-20702 - Proposed First Floor Plan (Planning)
L054-AHR-ZZ-ZZ-02-D-A-20703 - Proposed Second Floor Plan (Planning)
L054-AHR-ZZ-ZZ-03-D-A-20704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

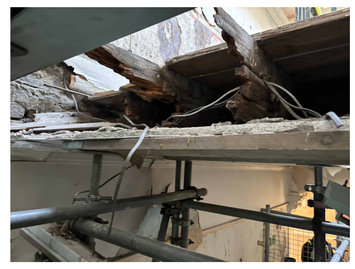
Heritage Scoping Plans

L054-AHR-20-BA-00-D-A-20040 - Ground Floor Heritage Scoping Plan
L054-AHR-20-BA-01-D-A-20042 - First Floor Heritage Scoping Plan
L054-AHR-20-BA-02-D-A-20043 - Second Floor Heritage Scoping Plan
L054-AHR-20-BA-03-D-A-20044 - Third Floor Heritage Scoping Plan
L054-AHR-20-BA-04-D-A-20045 - Fourth Floor Heritage Scoping Plan
L054-AHR-20-BA-B1-D-A-20046 - Basement Level Heritage Scoping Plan

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







Rev	Description	Date	Dr by	App by
P2	Issued for Planning	22.04.2025	DR	MS
P1	Issued for Client Approval	16.04.2025	DR	MS

original by	date created	Approved by
DR	02/01/2025	MS

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client name
GMI Construction Group

project
George Hotel Refurbishment

drawing
Main Staircase - Refurbishment Strategy

computer file
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plot date

project number	scale	
2024.00373.000	As indicated@A0	
drawing number	rev	issue status
L054-AHR-20-BA-ZZ-D-A-20200	P2	S2

This drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy.
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