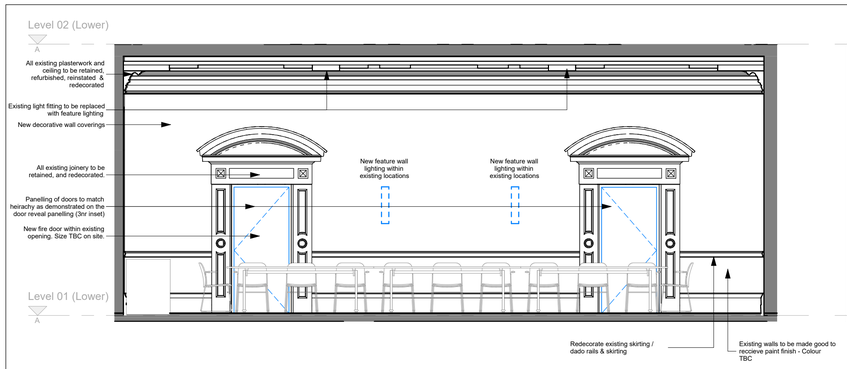
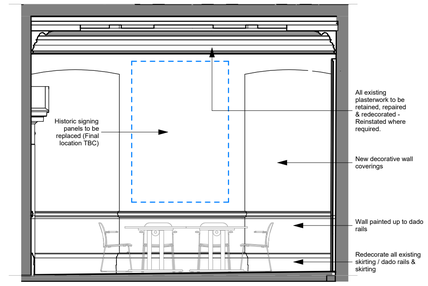


N Proposed North Elevation
1 : 50



E Proposed East Elevation
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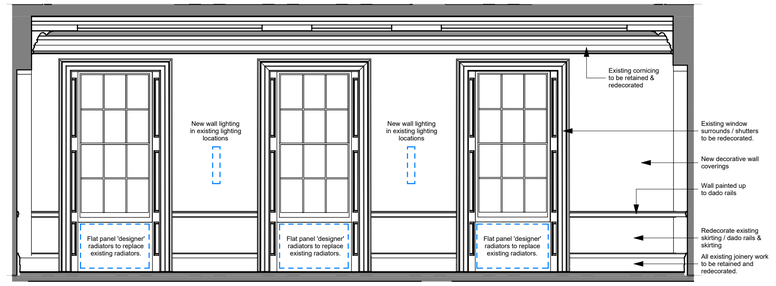

S Proposed South Elevation
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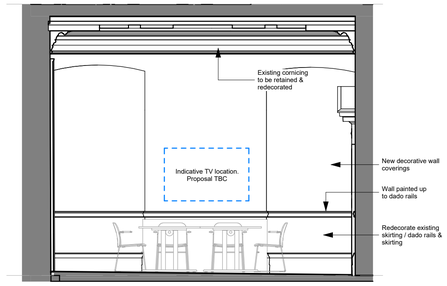
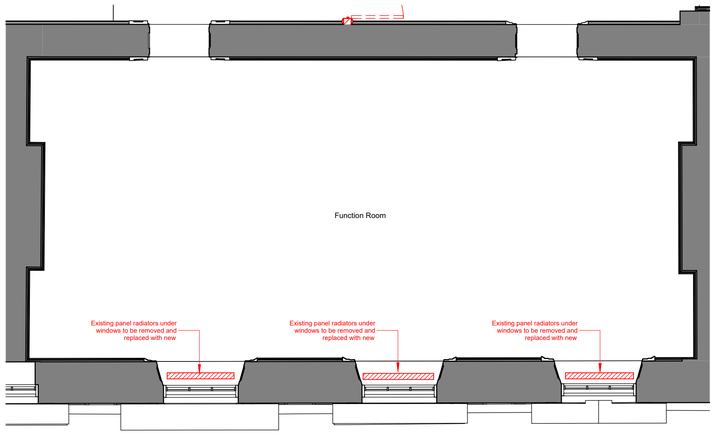
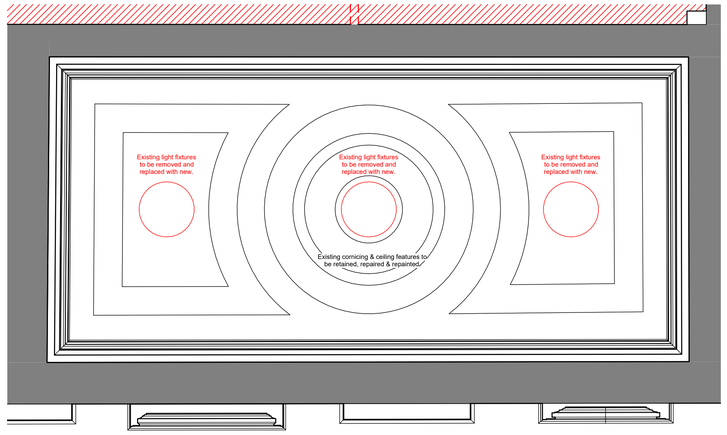


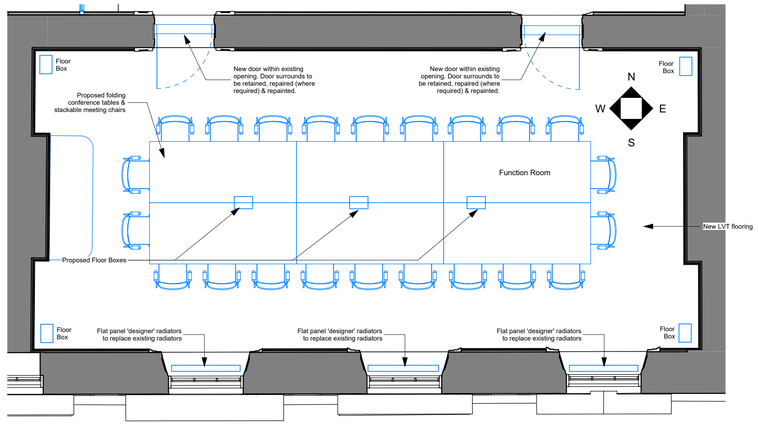
W Proposed West Elevation
1 : 50



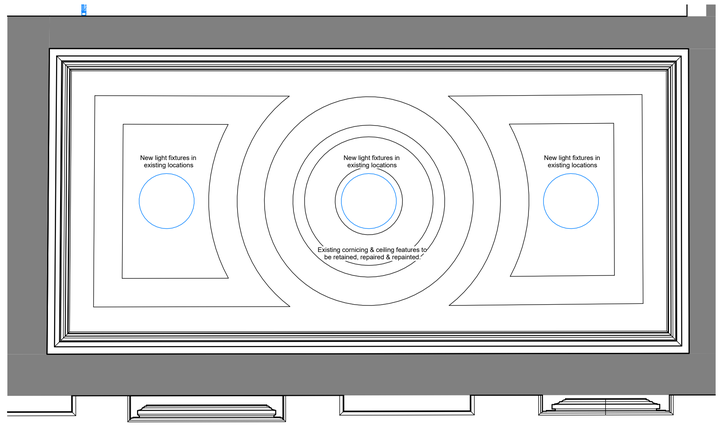
D1 Function Room - Demolition Plan
1 : 50



D2 Function Room - Demolition Reflected Ceiling Plan
1 : 50



01 Function Room - Proposed Floor Plan
1 : 50



02 Function Room - Proposed Reflected Ceiling Plan
1 : 50

FUNCTION ROOM				
Heritage Significance	***Considerable*** Floor plan and form, Skirting, Architraves, Windows, Ceilings, Cornice Windows and Doors. High evidential value both historically and in living memory.			
Description of Significance	The Historic Interest as defined initially within the HE listing makes the following observations to inform more detailed significance assessment *'for its role as the site of the foundation of the sport of Rugby League in 1895, and retaining the Commercial Room (the most likely location for the meeting of the northern clubs) with very little-altered historic character'* and there is further dialog but it is noted that this element of historical and communal value is commuted somewhat due to the actual rooms utilised for this signing function being unclear (eg signing and meetings in the commercial room or former "charter suite". The room displays a number of contributions to significance accross all 4 key areas of assessment but not for clarity the following key items are consideration factors: Original plan unchanged, form and massing unchanged, highly decorative ceiling plasterwork in generally good aparrent condition, central ceiling plaster roses, timber skirtings, architraves highly pedimented door architraves and cloakings, timber windows, and associated reveal panelling, generally understood to be the "birthplace" of Rugby League (Northern Rugby Football Union).			
Demolition	**Strip out Floor** No	**Strip out Ceiling** No	**Strip out Wall** No	**Strip out FF&E** Yes
	Limited demolition works proposed within this room. Existing lighting to central roses, 2nr wall sconced uplighters and some perimeter modern data and small power sockets to be removed - note this may require some flat wall plaster removal but investigations demonstrate that a vast majority of the walls have received a number of Gypsum applications and repairs over the last 30 years. Wet radiators and associated exposed pipework to be removed and replaced with new (electric radiator systems to reduce harm/ impact). Ply overboarding to be removed with some localised floor board lifting and modification to facilitate floor boxes and concealed floor containment to serve small power, data, AV/ Presentation systems and electrical heating systems.			
Works to Floor	Floor to be retained, existing floor boards to be repaired where required. Works to be carried out to existing floors / ceilings to provide compliance with fire & acoustic regulations. For more details refer to AHR drawing 'LBC Details - Block A Floor & Ceiling'. In principle removal of 8mm ply overboarding emoved, some lifting and localised modification of historic floorboards to facilitate new floor boxes (small power etc) and pugging removal (hoover nethodology). New LVT flooring to be provided (Colour TBC). This can be a loose-lay product (not requiring glue or mechanical fix) protecting the original floorboards behind. Original floor boards to be repaired where required.			
Works to Ceiling	Ceiling to be retained. Ceiling & all original features (cornicing & ceiling roses) to be refurbished & repainted. Final colours are TBC and to be reviewed with the conservation team All plaster repairs in this location are to be inprinciple performed in lime and scrim repair method. It is noted however that some areas have been repaired and skimmed with Gypsum and as such the Conservation Architect shall advise as to appropriate repairs on a case by case/ crack by crack basis. Note: the floor above requires the removal of all floorboarding to facilitate spine wall inspection and joist notching repairs and as such further repairs may be required (to stabilise existing plaster) to be scoped following exposure. Conservation Architect to advise upon exposure.			
Works to Walls	**New Partition with Skirting** No	**New Door opening in existing Wall** No		
	Walls & all original features (Skirting, window surrounds, door surrounds etc) are to be retained, refurbished and repainted. Final colours are TBC and to be reviewed with the conservation team. Whilst the external wall and internal corridor wall are comprised approx 45mm lime plaster, in all locations these have been overskimmed on at least two occasions with gypsum meaning removal of this skim would present risk to the historic lime plaster - note also that the end walls are a mixture of gypsum and dry wall (in front of 1930s concealed fireplaces). The following heirachy of repair is to be applied: Whole skims as required - Gypsum multiskim. Light cracking - load 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	All windows to be retained. Function room to be natrually ventilated using openable windows. Window restirctors, set at 100mm, to be installed on openable windows. Window pannelling to window reveals to be repaired (where required) & repainted			
Works to Doors (External)	N/A			
Works to Doors (Internal)	New fire rated doors to be installed within the exsting openings. Existing door surrounds to be retained, refurbished and redecorated. Final colour TBC. Note: "Existing" doors have been recorded and removed (demonstrated and later 70s adaptations). New single hardwood doors 30min with acoustic seals to be installed to existing frames utilising same/ similare hinge locations. Note hardwood repairs may be required to frames (existing) and panelling of doors to match heirachy as demonstrated on the door reveal panelling (3nr inset).			
Miscellaneous	Historic signing panels to be replaced (final location TBC)			
M&E Works	Room to be naturally ventilated using openable windows New light fittings to be installed within the existing lighting locations New flat panel 'designer' radiators to replace existing radiators (Pipework to be discreet - at time of design preparation likely to be electric fed rather than LTHW) Floor boxes to be installed to serve the conference table / tables - recommend minimum 3nr to main central "table" location and 4nr in each alcove corner. AV/ presentation equipment (likely to be unfixed/ mobile pod with floor box connections)			

KEY	
DEMOLISHED ELEMENTS	
PROPOSED ELEMENTS	

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

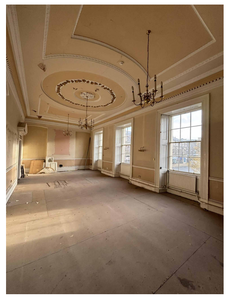
Proposed Plans

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
Former Signing Room - Refurbishment Strategy

computer file
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plot date

project number	scale	
2024.00373.000	As indicated@A1	
drawing number	**rev**	**issue status**
L054-AHR-20-BA-01-D-A-20205	P2	S2

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