

RECEPTION & BAR				
Heritage Significance	A mixture of Low & Moderate While the significance statement in listing goes into some detail around plasterwork in the ground floor entrance area, subsequent investigations have demonstrated much of this "1930s" fabric is replication as demonstrated by the exposure of 1960s steel columns and the discovery of some of the limited elements of 1930s ceiling above what appears to be a 1970s ceiling (trimmer and hardboard). plan and form however remains a significant important factor in particular the remaining entrance flanking walls, main stair location and downstand beams still evidencing in part the former entrance suite in typical coach inn style.			
Description of Significance	<p>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 key areas of evidential value recorded as main staircase, associated fitted 30s display cabinet & timber fireplace surround, much of the plasterwork particularly some of the cornice and column work whilst of later 1970s assemblage is performed to a high quality and worthy of retention.</p> <p>Historical value: As per evidential, some areas of the 1930s ceiling remain but are severely damaged (above 1970s ceiling) and recording but not full retention would be a justified position in awareness of the amount of historic loss. Plan form and entrance/ staircase arrangement the primary element of note.</p>			
Demolition	Strip out Floor	Strip out Ceiling	Strip out Wall	Strip out FF&E
	No	Yes / No	Yes	Yes
	Refer to demolition plans for extent of building fabric to be demolished. All existing floor finishes & FF&E to be removed. Existing lighting & radiators to be removed and replaced with new.			
Works to Floor	<p>Floor to be retained, existing floor boards to be repaired where required. Works to be carried out to existing floors to provide compliance with fire & acoustic regulations. Details TBC.</p> <p>New floor finishes installed throughout the reception / foyer space Refer to interior design proposal</p> <p>Reception Floor Finish 1 = LVT or Wood Flooring Reception Floor Finish 2 (Central Walkway) = Porcelain Tile Flooring Office Floor Finish = Carpet Flooring Bar Floor Finish 1 (Infront of Bar) = Encaustic Style Tile Flooring Bar Floor Finish 2 = LVT Flooring</p>			
Works to Ceiling	<p>Existing plasterboard ceilings to be removed and replaced with new plasterboard ceilings to suit fire & acoustic requirements.</p> <p>New cornice to be installed in existing locations. Profiles to match existing.</p>			
Works to Walls	New Partition with Skirting	New Door opening in existing Wall		
	Yes	No		
	Walls & all original features (Skirting, window surrounds, door surrounds etc) are to be retained, refurbished and repaired (Where possible). Final colours are TBC and to be reviewed with the conservation team. Feature walls to be located within the reception area. Final locations are to be confirmed.			
Works to Windows	Window panelling to window reveals to be reinstated / repaired where required. Window panelling to be redecorated.			
Works to Doors (External)	New external doors within the existing openings. New PPC Aluminium external doors to main entrance & bar			
Works to Doors (Internal)	Refer to proposed plan for location of proposed internal doors. New internal fire doors required inline with project fire strategy			
Miscellaneous	<p>Existing fire place to be restored & redecorated</p> <p>Radisson Red sculpture to be located within the reception space (Design & Location TBC)</p> <p>Existing listed display cabinet to be retained.</p> <p>Decorative plasterwork and column encasements to be reinstated.</p>			
M&E Works	<p>Exposed services. Centralised ventilation system to provide heating & cooling</p> <p>New feature suspended lighting to be installed within existing lighting locations. New feature suspended lighting below arch ceilings, above reception desk & over seating areas. New feature wall lights</p> <p>Refer to MEP drawings for further details</p>			

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-D-A-20013 - Second Floor Demolition Plan
- L054-AHR-20-03-D-A-20014 - Third Floor Demolition Plan
- L054-AHR-20-ZZ-04-D-A-20015 - Fourth Floor Demolition Plan
- L054-AHR-20-ZZ-04-D-A-20016 - Basement Level Demolition Plan
- L054-AHR-20-ZZ-RF-D-A-20017 - Roof Level Demolition Plan

Proposed Plans

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

Heritage Scoping Plans

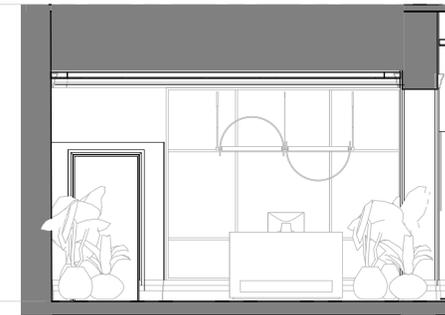
- L054-AHR-20-BA-00-D-A-20040 - Ground Floor Heritage Scoping Plan
- L054-AHR-20-BA-01-D-A-20042 - First Floor Heritage Scoping Plan
- L054-AHR-20-BA-02-D-A-20043 - Second Floor Heritage Scoping Plan
- L054-AHR-20-BA-03-D-A-20044 - Third Floor Heritage Scoping Plan
- L054-AHR-20-BA-04-D-A-20045 - Fourth Floor Heritage Scoping Plan
- L054-AHR-20-BA-05-D-A-20046 - Basement Level Heritage Scoping Plan

Interior Design Strategy

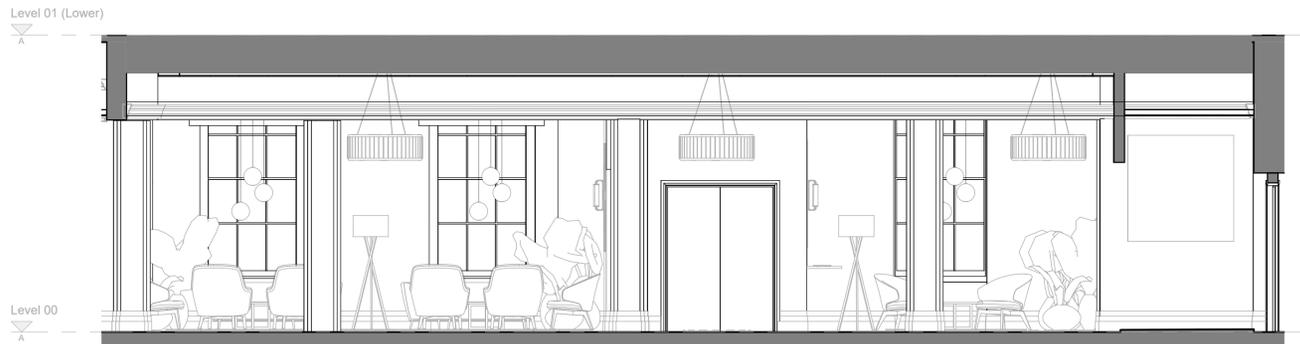
- L054-AHR-ZZ-ZZ-T-08901 - Interior Design Strategy



E1 Reception - Elevation 1
1 : 50



E2 Reception - Elevation 2
1 : 50



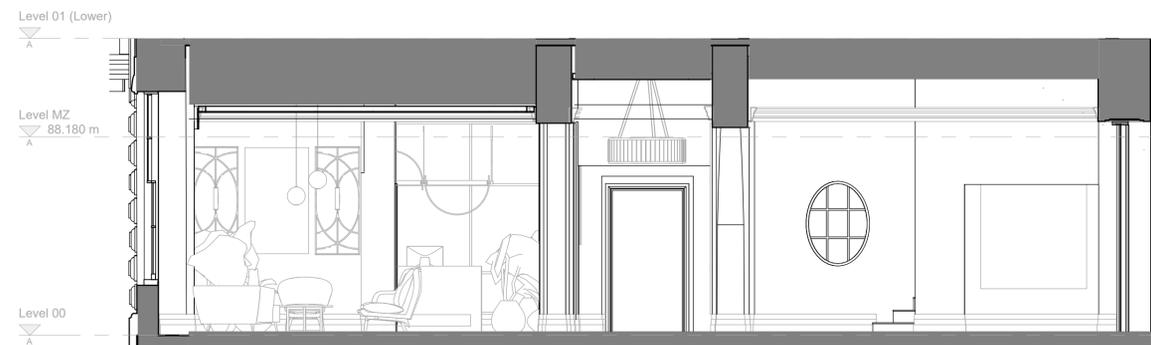
E3 Reception - Elevation 3
1 : 50



3 Reception - Elevation 4
1 : 50



5 Reception - Elevation 5
1 : 50



4 Reception - Elevation 6
1 : 50



P2	Issued for Planning	22.04.2025	DR	MS
P1	Issued for Client Approval	16.04.2025	DR	MS
Rev	Description	Date	Dr	App by
original by	Author	date created	03/21/25	approved by
				Approver



client name
GMI Construction Group

project
George Hotel Refurbishment

drawing
Ground Floor Reception Elevations - Refurbishment Strategy

computer file	plot date
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2024\054-AHR-XX-01-XX-MA-0001_daniel_rboron.rvt	
project number	scale
2024.00373.000	As indicated@A1
drawing number	rev
L054-AHR-20-BA-00-D-A-20202	P2
	issue status
	S2

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