RECEPTION & BAR	
Heritage Significance	A mixture of Low & Moderate Whils 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 install (timber 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	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. 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 awaremenss of the amount of historic loss. Plan form and entrance/ staircase arrangement the primary element of note.
Demolition	**Strip out Floor**: No **Strip out Ceiling**: Yes / No **Strip out Wall**: Yes **Strip out FF&E**: 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	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. New floor finshes installed throughout the reception / foyer space **Refer to interior design proposal** 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 Sytle Tile Flooring Bar Floor Finish 2 = LVT Flooring
Works to Ceiling	Existing plasterboard ceilings to be removed and replaced with new plasterboard ceilings to suit fire & acoustic requirements. New cornicing to be installed in existing locations. Profiles to match existing.
Works to Walls	**New Partition with Skirting**: Yes **New Door opening in existing Wall**: No Walls & all original features (Skirting, window surrounds, door surrounds etc) are to be retained, refurbished and repainted (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	Existing fire place to restored & redecorated Radisson Red sculpture to be located within the reception space (Design & Location TBC) Existing listed display cabinet to be retained Decorative plasterwork and column encasements to be reinstated.
M&E Works	Exposed services. Centralised ventilation system to provide heating & cooling 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 Refer to MEP drawings for further details

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

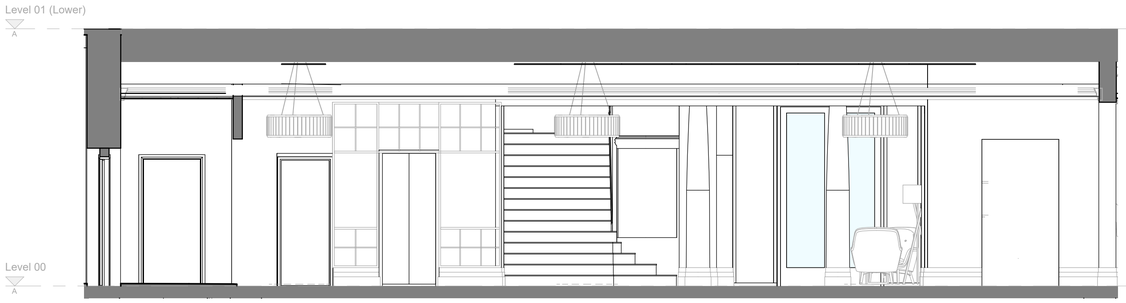
Proposed Plans

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)

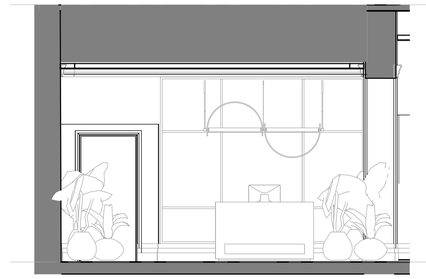
Heritage Scoping Plans

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



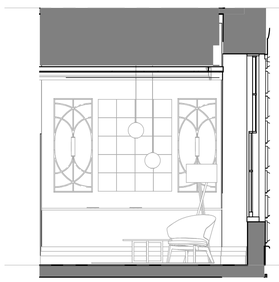
E1 Reception - Elevation 1
1 : 50



E2 Reception - Elevation 2
1 : 50



E3 Reception - Elevation 3
1 : 50



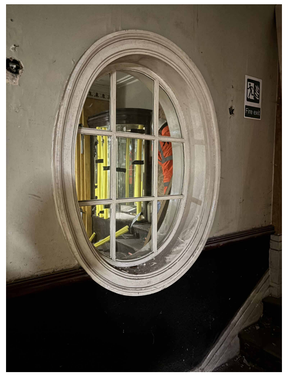
3 Reception - Elevation 4
1 : 50

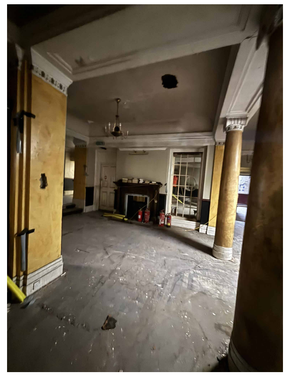


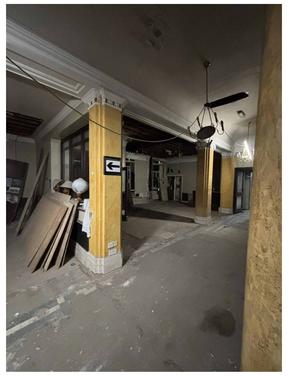
5 Reception - Elevation 5
1 : 50

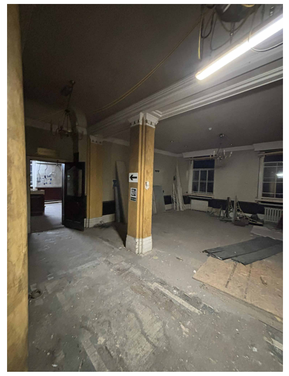


4 Reception - Elevation 6
1 : 50









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Rev	Description	Date	Dr by	App by

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Author	03/21/25	Approver

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client name
GMI Construction Group

project
George Hotel Refurbishment

drawing
Ground Floor Reception Elevations - Refurbishment Strategy

computer file	plot date
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