189 | Bedroom

Heritage Significance	Detrimental
Description of Significance	As 187 in all aspects
Demolition	Strip out Floor: **No**; Strip out Ceiling: **Yes**; Strip out Wall: **Yes**; Strip out FF&E: **Yes** Refer to demolition plans for more information.
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail 2 on AHR drawing 20300
Works to Ceiling	N/A
Works to Walls	New Partition with Skirting: **No**; New Door opening in existing Wall: **Yes** All existing plaster to be removed and existing walls to be made good. Plasterboard on metal framing system fixed back to existing masonry walls (Internal). Wall lining system with air gap to be installed against existing mansard externally. Refer to AHR drawing 20301.
Works to Windows	Window panelling to reveals to be reinstated (Where required) & redecorated
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	New FF&E throughout. Refer to interior design strategy for more information. Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Ventilation strategy is via vents within the existing facade. Services to be concealed in proposed ceiling void. Refer to MEP drawings for further details.

X75 | Stair 6

Heritage Significance	Detrimental
Description of Significance	Under 1898 plans this formed an independent large bedroom off the corridor X74. 1930s works converted this space into a bathroom and two WCs acting as the main facilities for its 4th floor. 1970s fire compliance works enclosed the stair with a fire rated timber stud partition and created a new door from through the reshaping into an internal metal fire compartmented escape stair. Due to this a duplication over time the space has lost all element of plan form significance dating from 1898 and 1930s.
Demolition	Strip out Floor: **Yes**; Strip out Ceiling: **Yes**; Strip out Wall: **No**; Strip out FF&E: **N/A** Refer to demolition plans for more information. Existing stair to be removed.
Works to Floor	New timber floor construction. Refer to Detail 9 on AHR Drawing 20304
Works to Ceiling	N/A
Works to Walls	New Partition with Skirting: **No**; New Door opening in existing Wall: **No** All existing plaster to be removed and existing walls to be made good. Plasterboard on metal framing system fixed back to existing masonry walls (Internal). Wall lining system with air gap to be installed against existing mansard externally. Refer to AHR drawing 20301.
Works to Windows	New opening formed within the existing mansard to allow for new window position
Works to Doors (External)	N/A
Works to Doors (Internal)	Existing architrave and door lining to be carefully removed bedroom side to allow for new Internal doorset to be installed within the existing structural opening. Existing architrave to be reinstated where possible, where existing can't be reinstated, new shall be installed with a profile & material to be agreed with the conservation officer. Where door sits within a wall receiving plasterboard on metal lining the existing door lining shall be extended to suit.
Miscellaneous	New FF&E throughout. Refer to interior design strategy for more information. Retain and restore window reveal panelling and architraves. Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Ventilation strategy is via vents within the existing facade. Services to be concealed in proposed ceiling void. Refer to MEP drawings for further details.

X74 | Circ.

Heritage Significance	Detrimental
Description of Significance	As X71 in all aspects. Note originally an HMCI closet under 1898 and 1930s plans this has been lost in all form and detail to form a roof access and inspection door for the former 1970s water tower and roof area of Block B.
Demolition	Strip out Floor: **No**; Strip out Ceiling: **Yes**; Strip out Wall: **Yes**; Strip out FF&E: **Yes** Refer to demolition plans for more information.
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail 7 on AHR drawing 20300
Works to Ceiling	N/A
Works to Walls	New Partition with Skirting: **No**; New Door opening in existing Wall: **No** Existing lime plaster to be retained where practically possible. Areas requiring repair are to be removed before receiving traditional lime plaster.
Works to Windows	N/A
Works to Doors (External)	Existing external door to be removed and opening to be infilled.
Works to Doors (Internal)	N/A
Miscellaneous	Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

X76 | Stair 4

Heritage Significance	Detrimental
Description of Significance	As 191 in respect of room composition - note general condition of plasterwork very poor due to historic intervention and water ingress.
Demolition	Strip out Floor: **No**; Strip out Ceiling: **Yes**; Strip out Wall: **Yes**; Strip out FF&E: **Yes** Refer to demolition plans for more information.
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail 7 on AHR drawing 20300
Works to Ceiling	N/A
Works to Walls	New Partition with Skirting: **No**; New Door opening in existing Wall: **No** Existing lime plaster to be retained where practically possible. Areas requiring repair are to be removed before receiving traditional lime plaster.
Works to Windows	Existing window to be removed and opening to be made good
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	Ceilings and mansard wall plaster to be removed (Lath retained in place where practicable). Netting and stand off insulated liner system to be applied. Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

191 | Store

Heritage Significance	Detrimental
Description of Significance	1898 plans indicate this along with adjacent areas X76 and X72 (Lift) formed small storage areas which are consistent with linen and general utilities along with access to the former water storage tank. Under 1930s plans this area was reconverted into a store. Cistern Room and Lift subsequent works materially indicate a total loss of historic fabric with the exception of the door architraves (roll type).
Demolition	Strip out Floor: **No**; Strip out Ceiling: **Yes**; Strip out Wall: **Yes**; Strip out FF&E: **Yes** Refer to demolition plans for more information.
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail 7 on AHR drawing 20300
Works to Ceiling	N/A
Works to Walls	New Partition with Skirting: **No**; New Door opening in existing Wall: **No** Existing lime plaster to be retained where practically possible. Areas requiring repair are to be removed before receiving traditional lime plaster.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

(20) Heritage Scoping General Notes & Key

Heritage Significance Key

- Considerable
- High
- Moderate
- Low
- Neutral
- Detrimental

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

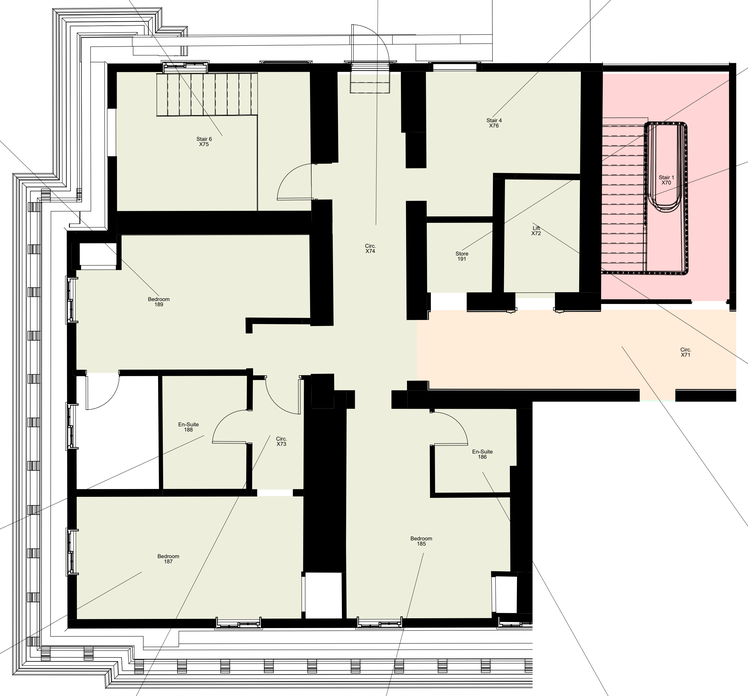
L054-AHR-ZZ-ZZ-00-D-A-20700 - Proposed Ground Floor Plan (Planning)
L054-AHR-ZZ-ZZ-M-D-A-20701 - Proposed Mezzanine Floor Plan (Planning)
L054-AHR-ZZ-ZZ-01-D-A-20702 - Proposed First Floor Plan (Planning)
L054-AHR-ZZ-ZZ-02-D-A-20703 - Proposed Second Floor Plan (Planning)
L054-AHR-ZZ-ZZ-03-D-A-20704 - 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)

Refurbishment Strategy Drawings

L054-AHR-20-BA-00-D-A-20201 - Ground Floor Reception - Refurbishment Strategy
L054-AHR-20-BA-00-D-A-20202 - Ground Floor Reception Elevations - Refurbishment Strategy
L054-AHR-20-BA-00-D-A-20203 - Conference Room - Refurbishment Strategy
L054-AHR-20-BA-01-D-A-20204 - Former Dining Room - Refurbishment Strategy
L054-AHR-20-BA-00-D-A-20205 - Former Signing Room - Refurbishment Strategy

Interior Design Strategy

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



X70 | Stair 1

Heritage Significance	High
Description of Significance	The main staircase is expansively described in respect of significance in the HE listing. In form this space remains largely unchanged from the 1898 form with the glazed lantern over, slayed mansard wall and corridor/landing layout. Under 1930s plans the stair was extended down to the basement level from the flat roof to the North. Subsequent reconstruction of a water tower behind the mansard led to significant timber damage and total loss of the rear mansard structure and main supporting beam of the mansard. Under 1970s works the stair was enclosed with a timber stud fire rated partition. Access was restricted to the mansard and adjacent stair stringers are in extremely poor condition currently under secondary support. Under 1970s works the original mansard structure was reconstructed in a non-compliant manner. Generally 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 proposed for works in this area is to be supplied by condition.
Demolition	Strip out Floor: **No**; Strip out Ceiling: **Yes**; Strip out Wall: **Yes**; Strip out FF&E: **No** Refer to demolition plans for more information.
Works to Floor	N/A
Works to Ceiling	N/A
Works to Walls	New Partition with Skirting: **No**; Wall Door opening in existing Wall: **No** Make good of all existing plaster to all walls with traditional lime plaster.
Works to Windows	Window panelling to reveals to be reinstated (Where required) & redecorated
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	Existing skirtings to be retained, repaired and repainted where possible to do so. Replacement skirtings to be installed where existing cannot be retained. Where possible retain (refer to drawing 20200). Particular care should be undertaken to stabilise and retain the window surround plasterwork and 1930s plaster "keystones" 4m above the corridor doorset. Former 1898 staff stair doorway and 1930s escape stair doorway should remain in form and architrave (but can be blocked up as required).
M&E Works	Refer to MEP drawings for more information.

X72 | Lift

Heritage Significance	Detrimental
Description of Significance	As 191 in respect of plan form development. Whilst a significant detrimental intervention in plan and detail from the 1898 plans it is noted that this is evidence of change (societal expectation) in 1930s where vertical transport for both staff and customer become a key priority and as such the location plays a significant duty in understanding the 1930s adaptations (noting later detracting elements such as architraves and other visual works of later 1970s origin).
Demolition	Strip out Floor: **N/A**; Strip out Ceiling: **N/A**; Strip out Wall: **No**; Strip out FF&E: **N/A** Refer to demolition plans for more information. Existing lift car & doors to be removed. New opening to be formed within the existing lift shaft wall.
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** Existing openings to be made good to allow for the installation of new lift doors. New opening to be created to allow for through lift
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. Existing structure to be cut back and incorporate structural repairs to allow for new lift mechanics to be installed.
M&E Works	Existing lift shaft to be used for a new evacuation lift. Refer to MEP drawings for more information.

188 | En-Suite

Heritage Significance	Detrimental
Description of Significance	See 187, part of a singular room under 1898 plans, separated in 1930s works into a bedroom (and some evidence that this was changed into a large Lakes and Cards WC) Bathroom in late 1930s) and subsequently converted into an en-suite in 1970s. Note 1970s works are of very poor and generally galvanic impact - detrimental designation due to loss of plan form legibility (1930s or 1930s) and poor quality of works performed in the subsequent years.
Demolition	Strip out Floor: **No**; Strip out Ceiling: **Yes**; Strip out Wall: **Yes**; Strip out FF&E: **Yes** Refer to demolition plans for more information.
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail 2 on AHR drawing 20300
Works to Ceiling	N/A
Works to Walls	New Partition with Skirting: **No**; New Door opening in existing Wall: **Yes** All existing plaster to be removed and existing walls to be made good. Plasterboard on metal framing system fixed back to existing masonry walls (Internal). Wall lining system with air gap to be installed against existing mansard externally. Refer to AHR drawing 20301.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	New FF&E throughout. Refer to interior design strategy for more information. Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Ventilation strategy is via vents within the existing facade. Services to be concealed in proposed ceiling void. Refer to MEP drawings for further details.

187 | Bedroom

Heritage Significance	Detrimental
Description of Significance	1891 Plans indicate this formed a singular large bedroom comprising 187, X73, 188, 190 & 189. This was separated into 3x bedrooms in 1930s works forming the bedroom space as it is now. As such plan form is considered to be baseline in significance to date from the 1930s works. Note Whilst some rolls on cornices may be original, the rest of the room is of poor quality. Note the 1930s door is of poor quality (some brown gypsum sections) and it should be noted that the ceilings total loss due to demountable partition installation. Generally the room is in a poor condition with multiple instances of poor repair and gypsum plaster application. It is noted that a similar issue arises to interior work in respect of general plaster condition (very poor). The significance of this space is largely derived from its largely 1930 plan form, the volume and mansard form to the outer wall.
Demolition	Strip out Floor: **No**; Strip out Ceiling: **Yes**; Strip out Wall: **No**; Strip out FF&E: **Yes** Refer to demolition plans for more information.
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail 2 on AHR drawing 20300
Works to Ceiling	N/A
Works to Walls	New Partition with Skirting: **No**; New Door opening in existing Wall: **No** All existing plaster to be removed and existing walls to be made good. Plasterboard on metal framing system fixed back to existing masonry walls (Internal). Wall lining system with air gap to be installed against existing mansard externally. Refer to AHR drawing 20301.
Works to Windows	Window panelling to reveals to be reinstated (Where required) & redecorated
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	New FF&E throughout. Refer to interior design strategy for more information. Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Ventilation strategy is via vents within the existing facade. Services to be concealed in proposed ceiling void. Refer to MEP drawings for further details.

X73 | Circ.

Heritage Significance	Detrimental
Description of Significance	As 187 in all aspects
Demolition	Strip out Floor: **No**; Strip out Ceiling: **Yes**; Strip out Wall: **No**; Strip out FF&E: **Yes** Refer to demolition plans for more information.
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail 2 on AHR drawing 20300
Works to Ceiling	N/A
Works to Walls	New Partition with Skirting: **No**; New Door opening in existing Wall: **No** All existing plaster to be removed and existing walls to be made good. Plasterboard on metal framing system fixed back to existing masonry walls (Internal). Wall lining system with air gap to be installed against existing mansard externally. Refer to AHR drawing 20301.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	New FF&E throughout. Refer to interior design strategy for more information. Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Ventilation strategy is via vents within the existing facade. Services to be concealed in proposed ceiling void. Refer to MEP drawings for further details.

185 | Bedroom

Heritage Significance	Detrimental
Description of Significance	This along with adjacent en suite 186 formed a singular bedroom space under the 1898 plans which remained in the 1930 plans as a singular space. Timeworks appears to be of a mixed 1930s and 1960s period of work with particular notable elements being the roll style architraves to the main entrance door and the 1960s door to the adjacent en suite. Note the roll style architraves are of a poor quality in this place. Historic water damage to the outer wall has revealed there to be Mixed age in nature (some brown gypsum sections) and it should be noted that the ceilings total loss due to demountable partition installation. Generally the room is in a poor condition with multiple instances of poor repair and demoiding. Historic weeper damage, lath rot and multiple instances of poor repair and gypsum plaster application. It is noted that a similar issue arises to internal works in respect of general plaster condition (very poor). The significance of this space is largely derived from its largely unaltered plan form, the volume and mansard form to the outer wall. The door reveals retain some of their 1930s architraves.
Demolition	Strip out Floor: **No**; Strip out Ceiling: **Yes**; Strip out Wall: **No**; Strip out FF&E: **Yes** Refer to demolition plans for more information.
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail 2 on AHR drawing 20300
Works to Ceiling	N/A
Works to Walls	New Partition with Skirting: **Yes**; New Door opening in existing Wall: **No** All existing plaster to be removed and existing walls to be made good. Plasterboard on metal framing system fixed back to existing masonry walls (Internal). Wall lining system with air gap to be installed against existing mansard externally. Refer to AHR drawing 20301.
Works to Windows	Window panelling to reveals to be reinstated (Where required) & redecorated
Works to Doors (External)	N/A
Works to Doors (Internal)	Existing architrave and door lining to be carefully removed bedroom side to allow for new Internal doorset to be installed within the existing structural opening. Existing architrave to be reinstated where possible, where existing can't be reinstated, new shall be installed with a profile & material to be agreed with the conservation officer. Where door sits within a wall receiving plasterboard on metal lining the existing door lining shall be extended to suit.
Miscellaneous	New FF&E throughout. Refer to interior design strategy for more information. Door reveals to be retained where practicable. Ceilings and mansard wall plaster to be removed (lath retained in place where practicable). Netting and stand off insulated liner system to be applied. Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Ventilation strategy is via vents within the existing facade. Services to be concealed in proposed ceiling void. Refer to MEP drawings for further details.

186 | En-Suite

Heritage Significance	Detrimental
Description of Significance	See 185 - detrimental as interruption to plan form of 1898 and 1930s and modernised extensively in 1970s/ 80s.
Demolition	Strip out Floor: **No**; Strip out Ceiling: **Yes**; Strip out Wall: **Yes**; Strip out FF&E: **Yes** Refer to demolition plans for more information.
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail 2 on AHR drawing 20300
Works to Ceiling	N/A
Works to Walls	New Partition with Skirting: **No**; New Door opening in existing Wall: **No** All existing plaster to be removed and existing walls to be made good. Plasterboard on metal framing system fixed back to existing masonry walls (Internal). Wall lining system with air gap to be installed against existing mansard externally. Refer to AHR drawing 20301.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Ventilation strategy is via vents within the existing facade. Services to be concealed in proposed ceiling void. Refer to MEP drawings for further details.

X71 | Circ.

Heritage Significance	Moderate
Description of Significance	The main circulation corridors have changed little in form and mass from the 1890s period with some plaster detail (gaffs c 1930s but it is noted that whilst notable evidential elements of significance remain, this space has received a number of detractors most notably from the 1970s fire compliance works. The corridor has been subject to a significant amount of alterations which have resulted in the total loss of the removal of the entirety of the ceiling to perform repairs to the main valley beam and cross spanning timbers at the arch springing level. Generally the corridor is in a poor condition with multiple instances of poor repair and demoiding from the plan form, massing (high spaces) with notable features of significance being the archways to either end of the corridor and the plaster detail to the ceiling and cornice. Generally 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 proposed for works in this area is to be supplied by condition. Note gypsum plastering throughout historically performed.
Demolition	Strip out Floor: **No**; Strip out Ceiling: **Yes**; Strip out Wall: **No**; Strip out FF&E: **Yes** Refer to demolition plans for more information.
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail 7 on AHR drawing 20300
Works to Ceiling	N/A
Works to Walls	New Partition with Skirting: **No**; New Door opening in existing Wall: **Yes** Existing lime plaster to be retained where practically possible. Areas requiring repair are to be removed before receiving traditional lime plaster.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	Significance of this space is derived largely from the plan form, massing (high spaces) and circulation and secondarily from the fabric. Note the 1970s works to the ceiling & coving, skirtings generally, architraves and panelling to door openings generally. Recommend removal replacement of lift architraves as required. Ceilings have been subject to significant intervention in the 1970s and 1980s. Any proposed ceiling works with particular attention required to the former "lightwell" being depicted in 8 panels. The flat "archways" with timber and plaster roll edge profile are to be retained repaired in place and replaced with like for like where not practicable to retain. Existing skirtings to be retained, repaired and repainted where possible to do so. replacement skirtings to be installed where existing cannot be retained. Ceilings generally to be reconstructed to form fire lobby on corridor outside of the existing lift shaft for compliance.
M&E Works	Exposed services within corridor spaces concealed via expanded mesh ceiling raft with integral lighting. Refer to MEP drawings for more information.

Rev	Description	Date	Dr by	App by
P3	Issued for Planning	15.05.2026	DR	MS
P2	Issued for Stage 3	16.05.2025	DR	MCS
P1	Issued for Planning	22.04.2025	DR	MCS

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

AHR Architects Ltd
No.1 Aire Street
Leeds
LS1 4PR
United Kingdom

T +44(0)113 3858787
E leeds@ahr.co.uk
www.ahr.co.uk

client name: GMI Construction Group

project: George Hotel Refurbishment

drawing: Fourth Floor Heritage Scoping Plan - Sheet 1

computer file: I:\0.22.11\CDM_Profiles_Folder_relocation\cad-client\Documents\Revit Files\Local Files\Revit 2024\L054-AHR-ZZ-ZZ-RA-A-00001_detail_Main.rvt

plot date:

project number: 2024.00373.000 | scale: As indicated@A0

drawing number: L054-AHR-20-BA-04-D-A-20047 | rev: P3 | issue status: 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. This drawing is copyright and remains the property of AHR.

N

SCALE 1 : 50
0 1 2 3

04 Level 04 - Fourth Floor Heritage Scoping Plan
1 : 50