(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-20-02-ZZ-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-20-ZZ-00-D-A-20700 - Proposed Ground Floor Plan (Planning)
L054-AHR-ZZ-ZZ-M2-D-A-20701 - Proposed Mezzanine Floor Plan (Planning)
L054-AHR-20-ZZ-01-D-A-20702 - Proposed First Floor Plan (Planning)
L054-AHR-20-ZZ-02-D-A-20703 - Proposed Second Floor Plan (Planning)
L054-AHR-20-ZZ-03-D-A-20704 - Proposed Third Floor Plan (Planning)
L054-AHR-20-ZZ-04-D-A-20705 - Proposed Fourth Floor Plan (Planning)
L054-AHR-20-ZZ-B1-D-A-20706 - Proposed Basement Floor Plan (Planning)
L054-AHR-20-ZZ-RF-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-D-08001 – Interior Design Strategy

X46	Stair 6
Heritage Significance	Detrimental
Description of Significance	Under 1886 plans this formed an independent large bathroom space accessed off both the then corridor and the then Room 100 (now Bedroom 100). Under 1908 plans, the space was subdivided to create a bathroom off Beo 101 and 2m WC off the corridor 643 and 102. 1970s fire compliance works present a total loss in this space in respect of brickwork, plasterwork and floors through the reshaping into an internal stair and associated landing/circulation space. The 1970s stair is detrimental in terms of its form and layout and plan form significance dating from 1886 and 1930s. sole remaining elements are the 1886 panelled and architraved doorway and the reveal panelled and architraved window.
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	New timber floor construction above. Refer to Detail 9 on AHR drawing 20304.
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). All existing external walls to recieved lime-lite renovation plaster.
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. Note. Retain and restore 1886 doorway reveal timberworks and architraves to the 1970s staircase X46 along with 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.

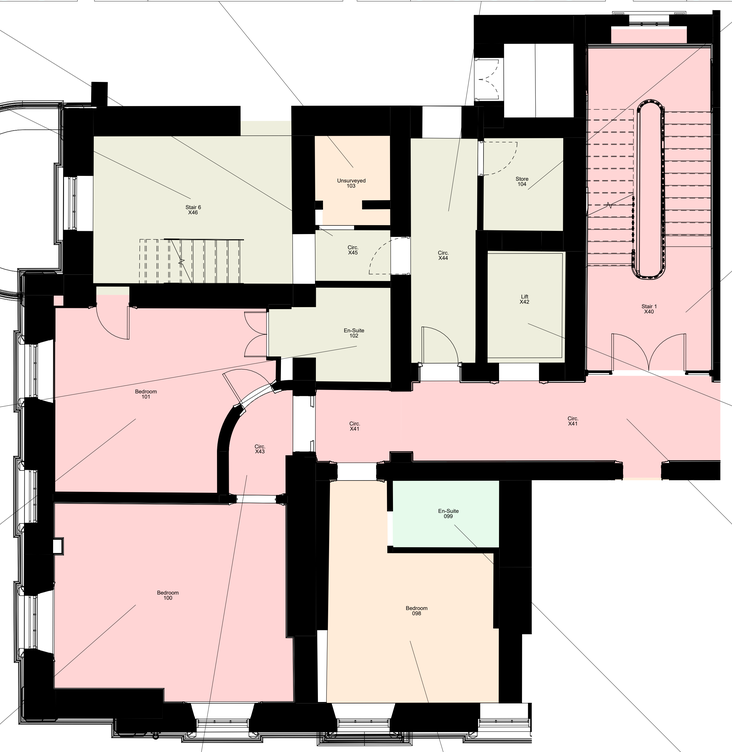
102	En-Suite
Heritage Significance	Detrimental
Description of Significance	Originally formed the staff corridor inder 1886 and 1930s plans. Reordering of this corridor appears to have ocurred during the 1970s fire compliance works due to the loss of the "suite of rooms" wc and bathroom to the escape stair in X46. Detrimental designation due to plan form changes instigating loss of understanding of the adjacent suite and total loss situation of internal finishes (now modern stud type finishes).
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	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 2 on AHR drawing 20300
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 recieving traditional lime plaster.
Works to Windows	N/A
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. 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.

X45	Circ.
Heritage Significance	Detrimental
Description of Significance	formerly part of the access corridor to the wc and bathroom part of the Modern suite of rooms under 1886 plans, reordered as part of the 1970s works for the fire compliance staircase in X46. Due to the adaptation and loss of the former bathroom and wc accessed from this suite (X46) with the doorway and abutting still present but blocked 1970s undated. Surveyed during the 1886 (modern) and 1930s structure doorway to X46 which formed the original opening off what was the corridor to the WC (now staircase)
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	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 7 on AHR drawing 20300
Works to Walls	New Partition with Skirting: Yes; New Door opening in existing Wall: No Existing lime plaster to be retained where practically possible. Areas requiring repair are to be removed before recieving traditional lime plaster.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	Note. Most timberwork, doors, architraves skirting, ceilings etc are of 1970s fire compliance works origin and as such are suitable for removal with reinstatements where possible. 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.

103	Unsurveyed
Heritage Significance	Moderate
Description of Significance	1886 plans and 1930s plans indicate this space functioned as the "HAC" or laundry utility room for the floor (staff usage). This remains largely unchanged from the 1930s outfit with the half height wall tiling with ceramic drip band and the windows retaining their original 1880s profiles and reveal panelling. ceilings are deemed to be total loss.
Demolition	Strip out Floor: No; Strip out Ceiling: Yes; Strip out Wall: Yes; Strip out FF&E: Yes Refer to Demolition Plans. Opening to be cut in the existing floor to allow for creation of proposed riser.
Works to Floor	Opening to be created within the existing floor
Works to Ceiling	Existing ceiling to be removed
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). All existing external walls to recieved lime-lite renovation plaster.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	N/A
M&E Works	New service riser proposed. Refer to MEP drawings for further details

X44	Circ.
Heritage Significance	Detrimental
Description of Significance	formerly part of the staff staircase under 1886 plans, reordered as part of the lift installation to be part access to stair and part store cupboard under 1930s works. 1970s works for the fire compliance staircase in X46 and associated access corridor X44 instigated the loss/reshaping of the current corridor space date. Due to this, the original 1886 doorway to the space has lost all evidence of plan form significance dating from 1886 and 1930s and all fabric and timberwork is dated 1970s /present
Demolition	Strip out Floor: Partially; Strip out Ceiling: Yes; Strip out Wall: No; Strip out FF&E: Yes Refer to demolition plans for more information. Floor to be removed locally to this area.
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail 7 on AHR drawing 20300
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 7 on AHR drawing 20300
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 recieving traditional lime plaster.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	Note. All timberwork, doors, architraves skirting, ceilings etc are of 1970s fire compliance works origin and as such are suitable for removal with reinstatements where possible. 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.

104	Store
Heritage Significance	Detrimental
Description of Significance	formed a part of the staff staircase (along with X44 corridor) in 1880+ and 1930s plans. Repurposed into a data comms room and linen store in 1970s fire compliance works (relocation of corridor from Book B); anticonsidered to be a total loss in respect of material and detractor in respect of plan form intervention.
Demolition	Strip out Floor: Yes; Strip out Ceiling: Yes; Strip out Wall: Yes; Strip out FF&E: Yes Refer to demolition plans for more information. Floor to be removed locally to this area.
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail 7 on AHR drawing 20300
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 7 on AHR drawing 20300
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 recieving 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.



X40	Stair 1
Heritage Significance	High
Description of Significance	The main staircase is exponentially 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 with stone landings. The stair has a stone balustrade with moulded handrail to the inner edge and 1880 single run down much of the original structure, significant adaptations appear to have occured through the 1930s at differing times comprising largely the overlaying of a timber stair to the stone sections Ground floor to 1st floor and basement to ground floor. The stair has received a number of detractors most notably from the adaptations throughout buildings, underside of staircases & landscreter cornices and other feature plasterwork). The original entrance off the 2nd floor half landing for the staff stair remains but has received a number of detractors most notably from the 1970s fire compliance works to the staircase enclosure and also of significant ceiling compliance works whilst of a "style" commensurate with the 1930s are formed largely with later gypsum products. Significance of this space is derived largely from the plan form, massing (high spaces) with notable features of significance being the form (but not material) of the balustrade, the handrail, the newel posts, the stone steps and the stone landings. Architraves generally, architraves and panelling to door openings generally. The form and profiles of the coffered and central rose ceiling assist in understanding of the space and its armial "grandeur". significant detractors noted are the dado rails and door reveal timberwork.
Demolition	Strip out Floor: No; Strip out Ceiling: Yes; Strip out Wall: No; 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; New Door opening in existing Wall: No Make good of all existing plaster to all walls with traditional lime plaster.
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 fire rated internal door / partition to be provided at the entrance to the stair. Existing architrave to be retained and fake door to be installed within existing opening
Miscellaneous	Existing skirtings to be retained, repaired and repainted where possible to do so, replacement skirtings to be softwood profiles to match existing. For more information regarding the 1930s staff stair doorway and 1930s escape stair doorway refer to Detail 4 on the window surround plasterwork and 1930s plaster "keystones" for above the corridor doorset. Former 1886 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.

X42	Lift
Heritage Significance	Detrimental
Description of Significance	Works primarily performed under 1930s works and under 1886 plan form this was shared with adjacent X44 and 104 forming the old staff staircase. Whilst a significant detrimental intervention in plan and detail from the 1930s and 1886 the lift is a key component in the function of the building. The lift is essential for transport for both staff and customer become a key priority and as such the location plays a significant duty in understanding the 1930s alterations (voiding 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: Yes; 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 lift shaft to be made good 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.

101	Bedroom
Heritage Significance	High
Description of Significance	As 100
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	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 2 on AHR drawing 20300
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). All existing external walls to recieved lime-lite renovation plaster.
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 reveal panelling and architraves to be retained as should be the window reveal cloaking (remove 1970s boarding) 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.

100	Bedroom
Heritage Significance	High
Description of Significance	Under the 1886 plans this room served as a bedroom to a suite of 3 rooms (300, 101 and X43, with bathroom off Bed 101 and 2m WC off the corridor 643 and 102. 1970s fire compliance works present a total loss in this space in respect of brickwork, plasterwork and floors through the reshaping into an internal stair and associated landing/circulation space. The 1970s stair is detrimental in terms of its form and layout and plan form significance dating from 1886 and 1930s. sole remaining elements are the 1886 panelled and architraved doorway and the reveal panelled and architraved window. Window reveals have been overclosded but the original 1886 panelling remains.
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	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 2 on AHR Drawing 20300
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). All existing external walls to recieved lime-lite renovation plaster.
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 reveal panelling and architraves to be retained as should be the window reveal cloaking (remove 1970s boarding) 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.

X43	Circ.
Heritage Significance	High
Description of Significance	As 100
Demolition	Strip out Floor: No; Strip out Ceiling: Yes; Strip out Wall: No; Strip out FF&E: N/A 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	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 7 on AHR drawing 20300
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 recieving traditional lime plaster.
Works to Windows	N/A
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	Note. Door reveal panelling, architraves, skirting etc to be retained, dado rail appears to be later 60s/ 70s works and can be removed if required. 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.

098	Bedroom
Heritage Significance	Moderate
Description of Significance	This along with adjacent en suite formed a singular bedroom space under the 1886 plans which remained in this form through the 1930s works and was subdivided in the 1970s fire compliance works to create the current layout. Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement. Notable elements of significance in this room is the timberwork generally comprising window reveal, architraves and some wall skirting. The door reveals retain their 1886 panelling.
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	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 2 on AHR drawing 20300
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). All existing external walls to recieved lime-lite renovation plaster.
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 reveal panelling and architraves to be retained as should be the window reveal cloaking (remove 1970s boarding) 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.

099	En-Suite
Heritage Significance	Low
Description of Significance	See 098
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	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 2 on AHR drawing 20300
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). All existing external walls to recieved lime-lite renovation plaster.
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.

X41	Circ.
Heritage Significance	High
Description of Significance	The main circulation corridor have changed little in form and mass from the 1930s period with some plaster detailing dating from the 1930s and timberwork dating from the 1886 period. The circulation space as a whole has received a number of detractors most notably from the 1970s fire compliance works to the staircase door installs, reordering of spaces largely 1930s works at either end of the corridor to form access to X40 & X42 and also of significant ceiling compliance works whilst of a "style" commensurate with the 1930s are formed largely with later gypsum products. Significance of this space is derived largely from the plan form, massing (high spaces) with notable features of significance being the form (but not material) of the balustrade, the handrail, the newel posts, the stone steps and the stone landings. Architraves generally, architraves and panelling to door openings generally. The form and profiles of the coffered and central rose ceiling assist in understanding of the space and its armial "grandeur". significant detractors noted are the dado rails and door reveal timberwork.
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	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 7 on AHR drawing 20300
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 recieving traditional lime plaster.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	Note. Significance of this space is derived largely from the plan form, massing (high spaces) with notable features of significance being the form (but not material) of the balustrade, the handrail, the newel posts, the stone steps and the stone landings. Architraves generally. Replacement/ removal/ replacement of lift architraves as required & replacement/ removal of the 1970s fire compliance doorset/ screen to the staircase. Ceilings have been recorded and if required for compliance /full removal and reinstatement is recommended. Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement. Lift shaft to be carefully constructed 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.

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
Rev	Description	Date	Dr by / App by

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

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client name: GMI Construction Group

project: George Hotel Refurbishment

drawing: Second Floor Heritage Scoping Plan - Sheet 1

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plot date:

project number: 2024.00373.000

scale: As indicated@A0

drawing number: L054-AHR-20-BA-02-D-A-20043

rev: P3

issue status: S2

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SCALE 1 : 50
0 1 2 3

02 **Level 02 - Second Floor Heritage Scoping Plan**
1 : 50