



George Hotel Heritage Impact Assessment

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1. Introduction

The initial proposals for the redevelopment of the Grade II* listed George Hotel in Huddersfield gained planning permission and listed building consent in September 2023. The works were further amended with a revised application (2025/91148) approved in 2025 to redevelop the site as a 108 bedroom hotel.

Following commencement on site and opening up it is apparent there is a need to further develop the design to address issues regarding the condition of the building and project viability. This statement discusses the proposed revisions, and should be read alongside the heritage statements for the earlier applications.

This Heritage Impact Assessment has been prepared by Richard Storah of AHR Building Consultancy to meet the requirements set out in para 215 of the NPPF. This Heritage Impact Assessment will consider the impact of the revised proposals on the historic building and its context within the Huddersfield Town Centre Conservation Area.

The report will consider any 'harm' created by the proposals and consider these in relation to the benefits of the project. This will allow the LPA to make a judgement in respect of this as required by the conservation policies in Section 16 of the NPPF and Policy LP35 of the Kirklees Local Plan.

2. Context of the Project

The project is for the redevelopment of the George Hotel, a grade II* listed hotel building in the centre of Huddersfield. The property has been vacant since 2010.

3. History and Significance

The history and significance are described in detail in the Bowman Riley report of 2022. Impacts of the proposals as a whole are described in the ARR Heritage Impact assessment of 18 April 2025.

4. Historic Background

The George Hotel (referred to in the report as Block A) was constructed on the site of the former George Inn, founded in 1726. The current building was built in 1851. It was quickly extended, with the east wing (Block C) being added in 1853. The west wing (Block B) followed later around 1874. The hotel then subject to a series of incremental changes. The bay window east of block A was added around 1886, whilst bedroom wings were added to and adapted in the 1930's and 1960's. The courtyard was infilled with a ballroom prior to 1936.

On 29th August 1895, the Rugby Football League was founded in the hotel, likely due to room size the agreements may have been signed in the first floor Commercial Room. This split from the Rugby Football Union occurred as players in working-class teams needed compensation for work lost when playing games, known as broken time payment, whilst the Union forbade these payments.

The hotel is in Italianate style, built in local stone, reportedly surplus from the building of the adjoining railway station. It is listed grade II* and within the Huddersfield Town Centre Conservation Area.

5. Significance

The Bowman Riley report (as per approved document ref "L054-AHR-XX-XX-RP-A-08804_P1 - Assessment of Significance") notes that there were three main elements for understanding the building undertaken: Historic building assessment; Archival material including historic building plans; and Site visits and inspections. The report was then subject to public consultation and comment.

6. Summary of Significance

The George Hotel has High Significance due to:

- Appearance and Townscape value.
- Associative value as a mid-C19 railway hotel, developed with and alongside the grade I listed Huddersfield Railway Station.
- Associative value with other buildings as part of the Ramsden Estate's redevelopment of the area in the mid-late C19.
- Associative value as the birthplace of Rugby League.
- Communal value as a venue in the collective memory of the town.

These values relate to the physical appearance of the building and its position in the context of the town.

7. Significance of the Building Within the Townscape

The original 1851 hotel building (Block A) is considered of high significance.

The wing facing the railway station car park (Block B) was considered of neutral significance, it is being rebuild in accordance with the earlier approvals.

The wing facing John William Street (Block C) is considered of neutral significance, though the elevation to John William St has townscape value and moderate significance, it is being rebuild in accordance with the earlier approvals, with much of the John William Street elevation being rebuilt to the same design reusing the same facing stone, which is indexed and will be rebuilt with the stones restored to their prior locations.

8. Significance of the Building Internally

Block A has High Significance relating to the physical appearance of the principal rooms, plan forms, volume of spaces and appearance. There is evidential value in structure, volume, plan form, circulation and surviving original details. Many finishes have been renewed and have low or no evidential value.

The Commercial or 'Signing' Room has exceptional significance as the likely birthplace of Rugby League, this includes evidential value of the interior and associative value in the progression through the building and the hierarchy of spaces on its approach (entry, reception, stair, corridor, Commercial Room).

Interiors of ground floor public rooms have significance in their plan form, volumes, and circulation evidenced in ceiling downstands even when spaces have been opened up. The evidential value of spaced has been diminished by loss of original finishes.

Block B was much altered and is considered of neutral or no significance.

Block C was much altered and although the majority is considered of neutral or no significance.

The John William Street. Elevation contributes to the streetscape, whilst the dining room has significance in its relationship to the hotel (block A) and to the John William Street elevation.

9. Proposals – The need for the Works

The George Hotel has been empty since 2010, numerous attempts to re-develop having been unsuccessful. Kirklees Council have acquired the building and wish to develop the George Hotel for use by a hotel operator, to preserve the hotel in its original and optimum viable use to preserve it and support growth of the town.

10. Proposals - Principles

Principles for the conservation of heritage assets are described by Historic England in Conservation Principles (2010). This notes (para 161) that *'balanced and justifiable decisions about change in the historic environment depend ... the ability to understand the impact of the proposed change on that significance'* and (para 162) *'it may be necessary to balance the public benefit of the proposed change against the harm to the place. If so, the weight given to heritage values should be proportionate to the significance of the place and the impact of the change upon it.'*

At the George, the approach taken has remained in that:

- The heritage values and significance have been assessed and reviewed through community and stakeholder consultation,
- The design aims to be sensitive to the listed status of the building and seek to enhance the significance,
- The proposals seek to retain and protect the building, in particular those elements considered of Considerable, High & Moderate significance,
- Where practicable, the opportunity is being taken to retain and enhance the significance of the building through the reversal of previous detrimental alterations,
- Any new interventions are to be of high quality to reinforce the quality of the original building,
- The design must meet statutory and regulatory requirements,
- The project seeks to result in a building which is sustainable and structurally sound, and
- The optimum viable use of the building as a hotel should be retained.

11. Policies - The National Planning Policy Framework

The NPPF was revised in December 2024. Chapter 16 considers Conserving and enhancing the historic environment. Paragraph 215 states *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

12. Policies – The Kirklees local Plan

The Kirklees Local Plan was adopted in 2019. Policy LP35 requires proposals to *'retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance'* it also states that proposals should *'secure a sustainable future for heritage assets at risk ... and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity'*.

13. Proposals - Summary

The proposals and their need can basically be summarised under the following headings:

- Removal of skirtings and replacement to meet fire standards.
- Removal of door frames and fire stopping to meet fire standards.
- Renewal of wall plaster finishes in alternate materials to speed construction and drying out/curing times.
- New replacement plaster coving reinstatements to bedrooms within Block A Levels 1-3 to be singular matching architype per floor level, final profiles to be agreed with conservation officer. Note this shall be utilising the profiles as recorded during Level 3 Capture.
- Glazed screens and doors were proposed on circulation routes. To simplify fire and acoustic compliance, it is proposed that these are omitted and plastered walls inserted instead.
- Some rooms functions (storage and comms) are reallocated within the rebuilt areas.
- Some new openings are reduced and a later door blocked to allow replanting of the bar.
- A folding partition is omitted from the main dining room.

- External vents are proposed in place of reused flues (to reduce the need for additional rooftop plant)
- Rooftop plant has been revised.
- Basement floors removed/ renewed to allow for new drainage/ servicing of the building and insulated floors.
- High Significance Room – Ceiling to Former Ground Floor Billiard room – New like for like cornice work with profiles & interjections with windows & associated timberwork to be agreed with the local Conservation Officer.
- High Significance Room – Former First Floor dining area comprised from Rooms 055,056, 057, 059, 060 & X26. Plaster ceiling to bay window (Room 060) to be fully restored in lime plaster with traditional detailing and methodology. The ceiling and covings of the room behind to be restored utilising gypsum plaster cornice and coffer works to match the existing. For clarity these areas to be fully recorded to Level 3 prior to removal of these elements.

Changes to the proposal have been described in greater detail as an appendix.

14. Heritage Impact

The heritage impact of the project as a whole has been considered in the earlier application. The impact of the proposed changes are considered to be as follows:

Proposal	Harm	Public Benefit
Renewal of a proportion of skirtings within Block A bedrooms skirtings and replacement in SW Timber	Loss of original fabric.	Original fabric will be retained where this remains in a usable state. Replacements to be of a simplified pattern to allow understanding of original walls and spaces aiding interpretation. This has public benefit of allowing interpretation of the original space.
Removal of door frames and fire stopping to meet fire standards.	Minor loss of evidential value (door frames only)	Improved fire stopping to improve safety and reduce risk of catastrophic loss in fire.
Renewal of plaster finishes to external walls in alternate materials to speed construction and drying out/curing times.	Loss of original fabric, although much is to be renewed as damaged.	Reduced curing time improving project viability. Reduced risk of consequential humidity damage to timbers and other elements of the building.
Dry lining of internal walls in speed construction and provide service voids.	Loss of original fabric, unsympathetic materials, loss of understanding. New works must be on the plane of the existing plaster to avoid clashes with existing joinery to avoid visual harm and a loss of understanding.	Improved project viability due to the proposal for a dry lining system standing 25mm off the existing walls assisting in addressing sulphate transfer risk from chimneys and assisting in ventilating timber structural elements thereby avoiding humidity damage.

Proposal	Harm	Public Benefit
New replacement plaster architraves reinstatements to bedrooms within Block A Levels 1-3 to be singular matching architype. per floor level, final profiles to be agreed with conservation officer. Note this shall be utilising the profiles as recorded during Level 3 Capture.	Loss of original fabric & impact to experiential value.	This harm is offset in that the experiential value is reinstated albeit in a singular architype and more modern plaster type. This harm is offset by the public benefit of bringing the building back to a viable use.
Glazed screens and doors were proposed on circulation routes. To simplify fire and acoustic compliance, it is proposed that these are omitted and plastered walls with glazed door panels in timber doors are now proposed	The proposed glazed screens (now proposed as partitions) provided fire separation, whilst retaining the memory and pattern of previous screens and openings on circulation routes. The change to solid partitions, with limited daylight penetration to the space behind block A or views to the dining room reduces the understanding and hierarchy of the circulation routes and the linked spaces within the building.	This moderate harm may be offset by the public benefit of bringing the building back to a viable use along with the benefits of improved fire performance/ resistance.
Some rooms functions (storage and comms) are reallocated within the rebuilt areas.	None	None
Some new openings are reduced and a later door blocked to allow replanting of the bar.	Minor loss of evidential value in the blocking of later openings which indicated change through time.	Returns spaces and circulation patterns to towards earlier plan form, beneficial.
Proposal	Harm	Public Benefit
A folding partition is omitted from the main dining room.	None	Enhanced. Significance by retaining original space intact.
Steelwork to support stone flag floors.	Minor loss in evidential value in fixing steel. Minor visual impact.	Possible improvement in fire safety compliance.

External vents are proposed in place of reused flues (to reduce the need for additional rooftop plant)	Visual impact of vents may create minor harm on the hotel and John William Street elevations.	Allows reduction in rooftop plant, leading to a public benefit as reduced townscape impact. Reduced harm of fabric loss due to reduction in service runs and harm due to creation of openings in existing fabric.
Rooftop plant has been revised.	None	No impact on townscape or views, Neutral.
Basement level floor lowering works to facilitate drainage and regularisation of levels.	Material loss to basement flooring (noting 50% currently natural stone flag on clay with concrete patching within floors).	Allows for installation of drainage and essential services required for the return of the building to use. The consequential harm will be mitigated by detail including the installation of French type drains within the floor and methods to reduce rainwater/ hydrostatic pressure on walls.

Changes to the proposal have been described in greater detail as an appendix.

15. Conclusion

The George Hotel, built in 1851, is considered of high significance and national importance, being listed at grade II*. It has associative significance with surrounding buildings of the Ramsden Estate and with the grade I listed railway station alongside. The hotel has further associative significance as the birthplace of Rugby League was founded in the hotel on 29th August 1895.

On opening up and during more invasive investigation works the condition of internal plaster, flues (intended to be reused for ventilation), fire resistivity of flag floors and other factors have lead to the need to reconsider some elements of the approved scheme.

The hotel has been vacant since 2010. It is proposed to retain the hotel, as part of a sympathetic scheme which balances the significance of the heritage asset with the need to secure a long-term, viable future for the hotel. The works for the refurbishment and replanning of the hotel have been considered and approved in earlier applications.

This application is only seeking to allow a series of smaller amendments to make the project compliant, given further site investigation and viable in its delivery.

The impact on the heritage asset (the listed building and curtilage) are beneficial as has been demonstrated. The project as a whole is not considered not to affect the significance of the building, nor the historical evidence base.

In assessing change Historic England's document Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment, para 28 notes 'The cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change. ... consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset in order to accord with NPPF policies.'

The revisions should be considered both on their own individual merits, but also as a part of the holistic, cumulative, development proposal.

The proposed fire stopping of door frames and the additional support to stone flag floors has minimal impact, but public benefit in reducing risk of loss of both lives and the heritage asset. These are substantial public benefits with only minor harm to historic fabric.

Replastering external walls in an alternate breathable plaster has some evidential loss, but significant benefit. In improved project viability. This is a public benefits with minor harm to historic fabric.

Reinstatement of the covings to original walls to bedrooms within Block A Levels 1-3 to be a singular archetype per level (profile to be agreed with Conservation Officer). It should be noted that under the current approved proposals these covings were to be removed as a matter of necessity to allow the fire protection ceilings to be installed wall to wall and then the new singular archetype covings to be installed over. It is noted that the interventions for the new bathrooms in each room are deemed to sufficiently amend the experiential value of the existing spaces to support this proposal on basis of neutral impact on significance.

Replacement of skirtings in modern materials and dry lining of internal walls are considerable evidential losses which also lead to confusion between new and altered fabric, and a loss of perception and the understanding of the building. These proposed changes result in considerable harm. This harm may be considered to be offset by improved project viability and the conservation of the building as a whole noting the principles of drying and cure time as well as dry lining/ ventilation/ sulphur control as described in Section 14 & 17.

High Significance Room – Ceiling to Former Ground Floor Billiard/ Snooker room – Following investigations this has been evidenced as having received a modern Gypsum ceiling with EPS ceiling roses. Some of the original cornicework remains but approximately 30% appears to be remade in gypsum materials. The proposal is to remove in entirety and reinstate including perimeter cornicing in like for like profile but in GRG (Glass reinforced gypsum) noting the proposal is to lower the ceiling by 200mm to allow for concealment of services drops from the bedrooms on the 1st floor above. Note the covings shall be returned at window openings to avoid visual clash. The material harm is offset by improved fire resistance of the structure, the removal of inappropriate ceiling roses and the benefits of allowing use of the rooms above as bedrooms improve the overall viability of the project and the future viability of utilisation as a Hotel.

High Significance Room – Former First Floor dining area comprised from Rooms 055,056, 057, 059, 060 & X26. Following LBC & Soft strip works the removal of 1980s ceilings in this area has revealed a significant amount of the original former dining room ceiling plasterwork with cornicing & coffer detailing. It is noted that this heritage ceiling has been damaged extensively over time via penetrations/ historic adaptation and its general condition is poor. The proposals include for the full retention of the section of ceiling in the bay window (restore in place), the scan recording & reinstatement of all cornice and coffer detail as existing but replicated in Gypsum Plaster (fire compliance). The ceilings uncovered in Rooms 055, 056, 057 & X26 are deemed in a material loss state (record and remove/ replace as per the standard Room to Room detail 2b on drawing ref *"L054-AHR-20-BA-ZZ-D-A-20300_P6 - LBC Details - Block A Floor & Ceiling - Sheet 1.pdf"*). The material harm is offset by improved fire resistance of the structure, the retention and conservation of plasterwork within the bay window. Replication of plaster and plaster ceilings within room 060 assisting interpretation.

The change from glazed screens and doors to walls and solid doors with some glazed panels alter the perception of space of circulation within the building. The changes proposed lead to a reduction in the understanding of the circulation and the hierarchy of spaces within the building. These proposed changes result in some harm. This harm may be considered to be offset by improved fire compliance to fabric and structure of the building as a whole.

Alterations to the service strategy, including a rooftop plant and the proposed vents need to be considered as a whole. The vents, subject to careful detailing are a minor harm, with visual impact, however discrete and a loss of evidential value where openings are created, there is however considerable benefit in the reduction of roof top plant and ducting within the building compared to other options. The revised servicing proposals reduce evidential harm and have the public benefit of reducing rooftop plant requirements and impact on the townscape and conservation area.

The proposal to remove the flagged stone and concrete floors within the basement is proposed on the basis that new drainage is required to service the building above and occupational / operational areas require the floors to be lowered by approximately 300mm to provide adequate headroom. The material harm and evidential loss is limited due to historic adaptations leading to differing floor levels and quality of materials which may be offset by the benefits in providing sub floor drainage to reduce the risk of hydrostatic loading thereby preserving the structure above.

Historic Environment Good Practice Advice in Planning: 2 advises on the cumulative impact of incremental small-scale changes on the significance of a heritage asset. The proposed changes should be therefore be considered both individually to guard against cumulative change and holistically with regard to project liability and the retention of the hotel in its optimum viable use.

There are public benefits to the proposal in terms of fire protection, reduced plant and servicing and replastering of external walls which can be delivered with only minor harm to the significance of the building.

There is a public benefit in removing the proposal of a folding screen which though approved detracted from the significance of the building. This enhances significance.

There are further proposals including renewal of skirtings, dry lining and changes to openings on circulation routes which introduce significant harm, but which contribute to an improved project viability and have public benefit in that they may help secure the future of the building for years to come.

16. Document History

Version	Date	Issue / Revision Details	Prepared By	Checked By	Approved By
01	27.05.26	First Issue	RS	TO	AF
02	29.06.26	Second Issue	RS	TO	AF

17. Appendix

Change	Need	Impact
GENERAL THROUGHOUT (excluding corridors, main stair, reception / bar, Former Billiards Room, Signing Room and Former Dining Room;		
Existing Skirtings to be removed to permit abutment detail for the fire and acoustic enhancement of floors. To be replaced with painted SW Timber skirting with a standardised profile to be agreed with the Conservation Officer. Heritage Scoping Works Drawings previously noted existing skirtings to be retained.	To more economically address fire and acoustic issues and assist with project viability.	Change in materials (and to an extent the loss of original material) reduces evidential value. Change to a standard profile throughout, rather than standardisation with change at each level, reduces the understanding and hierarchy of spaces. The significant harm may be offset by the public benefit of bringing the building back to a viable use.
Existing door frames to be removed to permit installation of new fire and acoustic rated door sets. Architraves to be removed, retained and reinstated where possible. Architraves to be removed bedroom side of door opening to allow existing door frames to be removed.	To provide fire stopping	The works can be carried out retaining much of the original materials. New door frames will improve fire safety in a manner more visually discrete than upgrading existing frames. There are benefits in providing fire compartmentation to reduce the risk of catastrophic loss in a fire. The is considered of public benefit.
Existing internal walls retained within bedrooms – All existing plaster to be removed and replaced with plasterboard on metal frame (by-liner).	Some walls are damaged and require repair. It is considered that replastering fully within rooms will avoid risk of unknown repairs and allow improved programme times improving viability.	Change in materials (and to an extent the loss of original material) reduces evidential value. There is a benefit in a vented drylining of chimney stacks particularly to upper levels where sulphate migration from disused flues is a risk. Elsewhere the significant harm of inappropriate materials and modern finishes may be offset by the public benefit of bringing the building back to a viable use.
Existing external walls within bedrooms – All existing plaster to be removed and replaced with Limelite Renovating Plaster.	Many walls are damaged and require significant repair. A change from Lime to Limelite will improve programme (drying and multilayer) times whilst retaining breathability.	Change in materials reduces evidential value, but there are significant benefits in this change, as the reduced curing time and the faster drying period, reduces risk of consequential humidity damage to timbers and other elements of the building.

Change	Need	Impact
BASEMENT		
Basement level floor lowering works to facilitate drainage and regularisation of levels. This will involve the removal of all floors within the basement, dig down 300mm, installation of perimeter drains and tanking systems and installation of new concrete insulated floor slabs.	Allows for installation of drainage and essential services required for the return of the building to use.	Loss of original fabric (stone flagged floors) will be offset by allowing adequate servicing of the building above, with the public benefit of retaining the building in its optimum viable use. The consequential harm will be mitigated by detail including the installation of French type drains within the floor and methods to reduce rainwater/ hydrostatic pressure on walls.
GROUND FLOOR		
Fully glazed screen and fully glazed double doorset between room 047 and the new build lounge omitted and replaced with plasterboard partition and timber doorset.	To more economically address fire and acoustic issues and assist with project viability.	Previous glazed screens provided fire separation, whilst retaining the memory and pattern of previous screens and openings on circulation routes. The change to solid partitions, without daylight penetration to the space behind block A or views to the dining room (although rebuilt) reduces the understanding and hierarchy of the circulation routes and the linked spaces within the building. This significant harm may be offset by the public benefit of bringing the building back to a viable use.
Structural opening between room x22 and new build restaurant omitted.	To allow replanning of bar.	This area has been changed in the past. There is no significant heritage impact in the change proposed.
Structural opening and associated structural works significantly reduced relating to the existing masonry wall between rooms 049 and 050.	To allow replanning of bar.	Proposed changes have been reduced. There is no significant heritage impact in the change proposed.
Sliding folding partition and associated structural works omitted within room 034.	Partition not required	The sub-division divided the historic interior. Omitting the folding partition retains the volume and the perception of the original space. This a benefit.
Steelwork introduced to support existing stone slabs located within rooms x14, x11 x10, x18 for compliance.	Suggested as no available test data for performance of stone flag floors in fires	Possible improvement in fire safety compliance. Minor harm in loss of evidential value due to building in of steelwork. Fire compliance may be considered of public benefit.
Kitchen dry and cold store introduced where formerly comms rooms was located.		No heritage impact

Change	Need	Impact
Comms room relocated to where formerly storage rooms was located.		No heritage impact
LV plant room moved from basement to ground where formerly linen stores were located.		No heritage impact
Fully glazed screen and fully glazed double doors between lounge and restaurant omitted. replaced with plasterboard partition and timber doorset.	To more economically address fire issues and assist with project viability.	Previous glazed screens provided fire separation, whilst retaining the memory of the previous open circulation route. The change to solid partitions, without daylight penetration the space behind block A or views into the dining room (although rebuilt) reduces the understanding of the circulation routes and the linked spaces within the building. This significant harm may be offset by the public benefit of bringing the building back to a viable use.
High Significance Room – Ceiling to Former Ground Floor Billiard room – New like for like cornice work with profiles & interjections with windows & associated timberwork to be agreed with the local Conservation Officer. .	Fire protection and need to conceal services without penetrating timber floor structure (weakening risk).	Visual impact of the lowered ceilings and clash of covings vs window openings. Loss of evidential value arising from the 60% remaining lime plaster coving. Significant harm may be offset by the public benefit in the improved fire protection to the structure and improved viability of the project with improvements to sound insulation allowing the use of the spaces above as bedrooms.
FIRST FLOOR		
Rooms 062, 052, 053, 054, 055, 056, x26, 057, 059, 060, 051, 094, 093, 092, x38, x39, x37, 095 & 091 Reference to floor & ceiling details for fire and acoustic enhancement updated to reflect existing condition following further investigations.		No heritage impact
Miscellaneous notes updated to include MEP ventilation strategy and resultant grilles on the existing façade.		No heritage impact
Fully glazed screen and fully glazed double doors between x39 (corridor) and x23 (main stair) omitted and replaced with plasterboard partition and timber doorset.	To address fire issues and assist with project viability.	Previous glazed screens provided fire separation, whilst retaining the memory of the previous open circulation route. The change to solid partitions with some glazing reduces the understanding of the circulation routes and the linked spaces within the building. This harm may be offset by the public benefit of bringing the

Change	Need	Impact
		building back to a viable use and improved fire performance.
Fully glazed screens and fully glazed single doors forming fire lobby directly outside the existing lift within x39 (corridor) omitted and replaced with plasterboard partition and timber doorset.	To address fire issues and assist with project viability.	Previous glazed screens provided fire separation, whilst retaining the memory of the previous open circulation route. The change to solid partitions with some glazing reduces the understanding of the circulation routes and the linked spaces within the building. This harm may be offset by the public benefit of bringing the building back to a viable use and improved fire performance.
High Significance Room – Former First Floor dining area comprised from Rooms 055,056, 057, 059, 060 & X26. Multi level change to 1930s ceiling conservation in respect of part restore, part replicate and part loss & replace with new ceilings.	Address building/ plasterwork condition, meet fire regulation requirements to allow the conservation and retention of original plasterwork to aid understanding.	Loss of evidential value is mitigated by recording & the retention of the original plasterwork where fire protection is not required. Significant harm may be offset by the public benefit in the improved fire protection to the structure and improved viability of the project.
SECOND FLOOR		
Rooms x41, 098, 099, 100, 101, 102, x46 x45, 103, x44,104, 140, 139, x54, x55, 135, 136, 138, 137, 142, 141, 096, 097 Reference to floor & ceiling details for fire and acoustic enhancement updated to reflect existing condition following further investigations.		No heritage impact
Miscellaneous notes updated to include MEP ventilation strategy and resultant grilles on the existing façade.		No heritage impact
Fully glazed screen and fully glazed double doors between x41 (corridor) and x40 (main stair) omitted and replaced with plasterboard partition and timber doorset.	To address fire issues and assist with project viability.	Previous glazed screens provided fire separation, whilst retaining the memory of the previous open circulation route. The change to solid partitions with some glazing reduces the understanding of the circulation routes and the linked spaces within the building. This harm may be offset by the public benefit of bringing the building back to a viable use and improved fire performance.

Change	Need	Impact
Fully glazed screens and fully glazed single doors forming fire lobby directly outside the existing lift (x42) within x41 (corridor) omitted and replaced with plasterboard partition and timber doorset.	To address fire issues and assist with project viability.	Previous glazed screens provided fire separation, whilst retaining the memory of the previous open circulation route. The change to solid partitions with some glazing reduces the understanding of the circulation routes and the linked spaces within the building. This harm may be offset by the public benefit of bringing the building back to a viable use and improved fire performance.
THIRD FLOOR		
Rooms x59, x61, x60, x62 x63, 145, 146, 147, 148, 149, 150, 151, 152, 153, 181, 174, 182, 175, 178, 202, 177, 179, 180, 144, 143 Reference to floor & ceiling details for fire and acoustic enhancement updated to reflect existing condition following further investigations.		No heritage impact
Miscellaneous notes updated to include MEP ventilation strategy and resultant grilles on the existing façade.	Ventilation strategy revised as intended service routes are not available (flues are blocked)	Impacts will depend on vent design.
Fully glazed screens and fully glazed single doors forming fire lobby to main stair (x56) within x59 (corridor) omitted and replaced with plasterboard partition and timber doorset.	To address fire issues and assist with project viability.	Previous glazed screens provided fire separation, whilst retaining the memory of the previous open circulation route. The change to solid partitions with some glazing reduces the understanding of the circulation routes and the linked spaces within the building. This harm may be offset by the public benefit of bringing the building back to a viable use and improved fire performance.
FOURTH FLOOR		
Rooms x76, 1911, x71, 186, 1855, 187, x73, 188, 189, x75, x74, 193, 194, 196, 195, x77, 197, 199, 198, 200, 201, 184, 183 Reference to floor & ceiling details for fire and acoustic enhancement updated to reflect existing condition following further investigations.		No heritage impact
Miscellaneous notes updated to include MEP ventilation strategy and resultant grilles on the existing façade.		No heritage impact

Change	Need	Impact
Fully glazed screens and fully glazed single doors forming fire lobby to main stair (x70) within x71 (corridor) omitted and replaced with plasterboard partition and timber doorset.	To address fire issues and assist with project viability.	Previous glazed screens provided fire separation, whilst retaining the memory of the previous open circulation route. The change to solid partitions with some glazing reduces the understanding of the circulation routes and the linked spaces within the building. This harm may be offset by the public benefit of bringing the building back to a viable use and improved fire performance.
ELEVATIONS		
Rooftop plant enclosure and plant screen reconfigured to provide acoustic screening to rooftop plant.	Required for amended M&E installation.	Plant enclosure set back from building. Only visible at a distance or from railway. Although reconfigured there is no impact on significance.
Ventilation grilles added to Block A as a result of the MEP ventilation strategy developing through to stage 4.	Required for ventilation and to reduce rooftop plant.	
Additional ventilation grilles added to JWS as a result of the MEP ventilation strategy developing through to stage 4.	Required for ventilation and to reduce rooftop plant.	
Plinth added to west elevation of new build to raise cills above damp proof course.		No heritage impact
Plinth added to east elevation of new build to raise cills above damp proof course.		No heritage impact

END

