(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-20015 - Ground & Mezzanine Floor Demolition Plan
L054-AHR-20-ZZ-00-D-A-20012 - Ground 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-M2-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-B1-D-A-20706 - Proposed Basement Floor Plan (Planning)
L054-AHR-ZZ-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 Corridor - 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

X15	Circ.
Heritage Significance	Low
Description of Significance	As store 036
Demolition	Strip out Floor: Partially; Strip out Ceiling: Yes; Strip out Wall: Yes; Strip out FF&E: N/A. 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 S&6 on AHR Drawing 20300. Existing floor to receive strengthening works detailed on dwg. L054-ACE-ZX-BA-00-D-S-8002
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 8 on AHR Drawing 20300
Works to Walls	New Partition with Skirting: No; New Door opening in existing Wall: Yes. Make good of all existing plaster to all walls with traditional lime plaster.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	New internal doorset to be installed within existing opening.
Miscellaneous	Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Services to be concealed in proposed ceiling void. Refer to MEP drawings for further details.

X13	Lift
Heritage Significance	Detrimental
Description of Significance	this lift and shaft is difficult to determine age between 1889 and 1930s as previous works at roof level include some form of hoist may have existed in the structure from around the turn of the century. Substantive adaptations appear to have been made in the 1930s but subsequent adaptations in the 1970s fire works have led to total loss of all historic architraves etc.
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)	Existing lift door structural opening to recieve fire curtain for compliance
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. Note: Significant - whilst the implementation of the 1970s fire works has led to total loss of all historic architraves etc. Subsequent adaptations and understanding of the special transitions as far back as 1870 and more recently 1930s and as such remeatlishment of a deep architrave in a 3 tier 30s style banding (such as existing skirting) along with feature etching to doors echoing the historic dining room doors (retained) should be considered.
M&E Works	Existing lift shaft to be used for a new evacuation lift. Refer to MEP drawings for more information.

036	Store
Heritage Significance	Detrimental
Description of Significance	Under the 1889 plans, the store was originally the location of an open stuce in the excess corridor to the laundry to the north of the property and would therefore a partially unlisted space. Under the 1930s plans this was amended to be a benched "loft space" (small break) seating area for the staff area. At some point, the space underwent further alterations to form the current configuration of a small store area being a small concrete area of floor over the former stuce and some markings on the walls of the former still area - in summary, the space forms a detractor to all ages of the development of the buildings use and has been identified accordingly.
Demolition	Strip out Floor: Yes; Strip out Ceiling: Yes; Strip out Wall: Yes; Strip out FF&E: Yes. Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail S&6 on AHR Drawing 20300.
Works to Floor	New raised timber floor. Structure protected to provide fire & acoustic compliance.
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 8 on AHR Drawing 20300
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	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	Services to be concealed in proposed ceiling void. Refer to MEP drawings for further details.

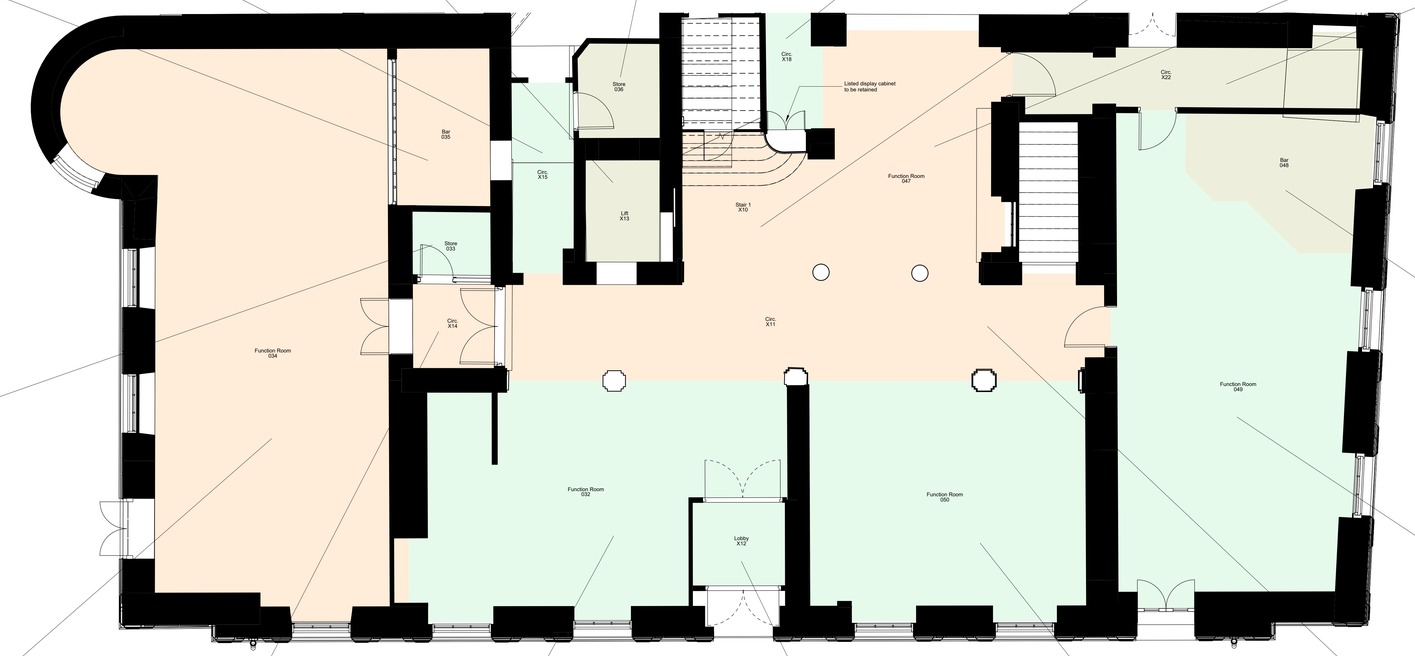
X18	Circ.
Heritage Significance	Low
Description of Significance	As Stair 1 X10
Demolition	Strip out Floor: No; Strip out Ceiling: Yes; Strip out Wall: No; Strip out FF&E: Yes. Refer to demolition plans for more information.
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail S&6 on AHR Drawing 20300. Existing floor to receive strengthening works detailed on dwg. L054-ACE-ZX-BA-00-D-S-8002
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 8 on AHR Drawing 20300
Works to Walls	New Partition with Skirting: No; New Door opening in existing Wall: Yes. Make good of all existing plaster to all walls with traditional lime plaster.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	Existing listed display cabinet to be retained and protected through the duration of construction. Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Services to be concealed in proposed ceiling void. Refer to MEP drawings for further details.

X10	Stair 1
Heritage Significance	Moderate
Description of Significance	The "landing" area to the base of the stairs was formed under the 1889 plans to double the with of the plans and allow some form of the original 1930s setting out of the area (there should be deemed to be a a total loss position (record only for profiles), subsequent opening up worker wall removals to the adjacent 1930s alterations/additions revealed to the rear 1930s area. Subsequent alterations to the area have not been sympathetic to the original 1930s intent, the presence of the downstairs is themselves represent sufficient evidence in themselves of former use hence the moderate definition. It is noted that at some time, the 1930s fire curtain was installed to the rear of the stairs and remains in situ and is noted in the listing requiring protection/ restoration. It is noted that at some time undetermined between 1930s and 1970s, a secondary overlaid stair to the existing appears to have been performed to regrade the lower flight to meet the 1930s floor level and subsequently overlaid with a 1970s/80s carpet. Subsequently in comparison to the 1930s form is an oval recess to the LHS of the staircase (wall separating stair and rear lift). It is unclear however as to originally in this regard and it is suspected that this was originally a radiator nook (based on the 1930s layout) and not part of the original 1889 layout. Significance is derived largely from fabric, volumetric mass and downstairs evidence of the 1889 plan form with some features such as the stair extension and curved display cabinet.
Demolition	Strip out Floor: No; Strip out Ceiling: Partially; Strip out Wall: No; Strip out FF&E: N/A. Refer to demolition plans for more information.
Works to Floor	Existing floor to receive strengthening works detailed on dwg. L054-ACE-ZX-BA-00-D-S-8002
Works to Ceiling	Lower existing 1960s ceiling to be removed to expose original 1930s ceiling above. 1930s ceiling to be fully restored and made good.
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)	N/A
Miscellaneous	Oval fake window may be deemed of value but further investigation required to determine this. Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement. For more information refer to drawing 20200
M&E Works	Refer to MEP drawings for further details

047	Function Room
Heritage Significance	Moderate
Description of Significance	Under the 1889 plans, this space formed the main signing in and waiting lounge of the reception zone with access onwards to the lobby to the smoking room and dining hall. It is believed the fireplace noted in the NE listing was present at this time but note there is no definitive evidence to the fact of age originally (1889). Subsequent alterations to the space under the 1930s plans saw the fireplace to the NE side of the room deed removed forming the entrance to the new dining hall room areas, as such in respect of plan form this fireplace forms the only remaining element of evidential value communicating its former use as a lounge and its relationship to the former use of the dining hall as a lounge area. It is noted that at some point however that whilst little of the original ceilings remain (1970s fire compliance works) much of the plasterwork has been performed to a style replicating the 1930s works and the ceiling dovetailed beams in particular are a prominent feature of the space and contribute to the 30s feel of the space. In summary, whilst some features remain such as the fireplace, and downstairs, the baseline of significance should be that in plan form of the 1930s layout with a lower significance to the actual materiality of the plasterwork.
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 S&6 on AHR Drawing 20300.
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 8 on AHR Drawing 20300.
Works to Walls	New Partition with Skirting: No; New Door opening in existing Wall: Yes. Make good of all existing plaster to all walls with traditional lime 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. Existing fireplace to be reverted. Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Services to be concealed in proposed ceiling void. Refer to MEP drawings for further details.

035	Bar
Heritage Significance	Moderate
Description of Significance	The bar area in itself is deemed to be a detractor in that this was originally a side "more" location presumably for the location ole linear billiards table. As such its significance is linked intrinsically to the adjacent billiards room with evidential value largely limited to form and massing/ plan.
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. Floor to be removed locally to form new riser.
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail S&6 on AHR Drawing 20300.
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 8 on AHR Drawing 20300.
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	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	New riser formed in this location, refer to proposed plans. Refer to MEP drawings for further details.

033	Store
Heritage Significance	Low
Description of Significance	Evidential value extremely limited due to complete refurbishment of this area during what is assumed the 1970s fire compliance refits and later adaptations to the 1980s bar area accessing Function room 034. Whilst some very small elements of the 1930s ceiling remain concealed there is insufficient remaining so as to present for repair or remeatlishment
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 S&6 on AHR Drawing 20300.
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 8 on AHR Drawing 20300.
Works to Walls	New Partition with Skirting: Yes; New Door opening in existing Wall: No. Make good of all existing plaster to all walls with traditional lime plaster. Independant wall liner to be provided to the eastern wall, wall liner to be set out to avoid recorded cracks/ plasterwork.
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. Decorative plasterwork on eastern wall to be protected and retained. Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Services to be concealed in proposed ceiling void. Refer to MEP drawings for further details.



X22	Circ.
Heritage Significance	Detrimental
Description of Significance	As Bar 048
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 S&6 on AHR Drawing 20300.
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 8 on AHR Drawing 20300.
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	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	Existing internal door to be remove and opening infilled.
Miscellaneous	New FF&E throughout. Refer to interior design strategy for more information. Existing fireplace to be reverted. Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Services to be concealed in proposed ceiling void. Refer to MEP drawings for further details.

048	Bar
Heritage Significance	Detrimental
Description of Significance	The bar appears to have been installed in the 1980s/ 90s period in the rustic style and ceiling works/ adjacent window and associated architraves are commencurate with his and should be deemed a total loss in respect of evidential material and a detractor from the significance of the spaces as a whole. The space is connected to function room 049 and dating to be read in conjunction
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 S&6 on AHR Drawing 20300.
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 8 on AHR Drawing 20300.
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	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	Services to be concealed in proposed ceiling void. Refer to MEP drawings for further details.

034	Function Room
Heritage Significance	Moderate
Description of Significance	Other than the removal of an internal porch and bar historically, the plan for of the billiard room remains largely unchanged form original construction. Very minor intervention occurred in 1930s to introduce a small bar area to the NW corner of the room. Note: Significant - whilst the implementation of the 1970s architraves, window panels, reveals, door surrounds and ceilings remain largely unaltered and as such are considered to have a high significance, subsequent adaptations to the 1980s bar area accessing function room remained during the period between 1970s and 1970s with the coving profiles (differing slightly to rest of the room) thereby hinting at later adaptation and as such lower architectural value. In summary, the rooms evidential value in respect of its former size, volume and layout as a billiard games room along with the remaining timberwork features are the defining areas of significance.
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 S&6 on AHR Drawing 20300.
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 8 on AHR Drawing 20300.
Works to Walls	New Partition with Skirting: Yes; New 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)	Existing door to be replaced with new external hardwood 8 panel door with the top 4 panels being glazed. External doors to be used as a fire exit.
Works to Doors (Internal)	New internal doorset to be installed within existing opening.
Miscellaneous	Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Utilisation of existing floor grilles to provide ventilation. New feature lighting within existing locations. Refer to MEP drawings for further details.

X14	Circ.
Heritage Significance	Moderate
Description of Significance	As space X11
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 S&6 on AHR Drawing 20300.
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 8 on AHR Drawing 20300.
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	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	New internal doorset to be installed within existing opening.
Miscellaneous	Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Services to be concealed in proposed ceiling void. Refer to MEP drawings for further details.

032	Function Room
Heritage Significance	Low
Description of Significance	Evidential value. Limited targets to the plan and form of massing, in particular the delineation formed by the downstairs which illustrates the original plan form of crown inn, + key areas of evidential value recorded as the ceiling to the upper area (Function Room 050) and the ceiling to the downstairs area. Note: particularly some of the cornice and column work whilst of later 1970s assemblage is performed to a high standard and is considered to have a moderate significance in itself. Note: the 1970s ceiling is noted but are evidently out-of-period (whom 1970s ceiling, plus existing pre mid-nineteen 1930s to its current position in awareness of the amount of historic lines. Plan form and entrance/ staircase arrangement the primary element of note.
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 S&6 on AHR Drawing 20300.
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 8 on AHR Drawing 20300.
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	Window panelling to reveals to be redecorated. The 2 windows external have been installed in the 1980s/ 90s period in the rustic style and ceiling works/ adjacent window and associated architraves are not historic reveal timberwork and as such the proposal to reinstate this 70s timberwork has been omitted
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	Services to be concealed in proposed ceiling void. Refer to MEP drawings for further details.

X12	Lobby
Heritage Significance	Low
Description of Significance	A with all other areas and previous dating, this areas significance is derived largely from the form and volumetric arrangement. Under the 1889 and 1930s plans this was retained as the main entrance "lobby" area to the hotel. As such, in respect of plan form this forms the only remaining element of evidential value. these should be deemed to be in a total loss position (record only for profiles). The same applies to the 1930s alterations/additions to the rear 1930s area. Subsequent alterations to the area from the 1980s in the vintage city (basdell contract etc) have been introduced to a flaking wallpaper finish which, whilst in living memory, are incongruous to the gener legability of the hotel either as a coaching house style or later 1930s hollywood style.
Demolition	Strip out Floor: No; Strip out Ceiling: Yes; Strip out Wall: Yes; 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 S&6 on AHR Drawing 20300.
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 8 on AHR Drawing 20300.
Works to Walls	New Partition with Skirting: Yes; New Door opening in existing Wall: No. Make good of all existing plaster to all walls with traditional lime plaster.
Works to Windows	N/A
Works to Doors (External)	New external door to be installed within the existing opening. Existing door to be carefully removed and opening made good to receive new
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	Services to be concealed in proposed ceiling void. Refer to MEP drawings for further details.

050	Function Room
Heritage Significance	Low
Description of Significance	Under the 1889 plans, this space formed a sitting room commencurate with the cellular arrangement of the "coaching house" style. Under the 1930s works this was amendered with some minor wall adaptations into the "hollywood" style. Note: the 1930s ceiling is noted but are evidently out-of-period (whom 1970s fire compliance with the entire removal of the main corridor wall and some of the flanking entrance lobby wall. Whilst some of the ceiling is considered to be of a moderate significance in itself, the ceiling to the rear area is a modern forced circle, no profiles) and as such, other than the downstairs ceiling to the front area, the overall significance of this space should be considered in relation to what are believed to be 1970s adaptations.
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 S&6 on AHR Drawing 20300.
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 8 on AHR Drawing 20300.
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	Window panelling to reveals to be redecorated. The 2 windows external have been installed in the 1980s/ 90s period in the rustic style and ceiling works/ adjacent window and associated architraves are not historic reveal timberwork and as such the proposal to reinstate this 70s timberwork has been omitted
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. Note: Decorative plasterwork to be protected and retained. Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Services to be concealed in proposed ceiling void. Refer to MEP drawings for further details.

X11	Circ.
Heritage Significance	Moderate
Description of Significance	As with all other areas and previous dating, this areas significance is derived largely from the form and volumetric arrangement. Under the 1889 and 1930s plans and as now the main linear transition "corridor" of the hotel. Note: the 1930s works this was amendered with some minor wall adaptations into the "hollywood" style. Note: the 1970s fire compliance plasterwork remain, the structural downstairs and column locations retain. Note: the 1970s ceiling is noted but are evidently out-of-period (whom 1970s fire compliance with the entire removal of either 1980 or 1970s origin. Whilst much of the apparent "70s" column cladding and ceilings are clearly of a much later replication (style of) there is sufficient evidence of these works replicating the sole intervention of the mid-late 20th century. Note: the significance is derived principally from the 1930s reproduction plasterwork being in "living memory" and of a sufficient quality in and of itself to justify replication in future works.
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 S&6 on AHR Drawing 20300. Existing floor to receive strengthening works detailed on dwg. L054-ACE-ZX-BA-00-D-S-8002. Existing historic tiles to be retained & protected throughout the duration of construction.
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 8 on AHR Drawing 20300.
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	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. Note: Decorative plasterwork to be protected and retained. Note: the ceiling to the rear area is a vertically slipped square column plasterwork have been in place for of sufficient a time and living memory to recommend patter taking and reuse in future works. Plasterwork & column / beam encasements all to be reinstated. Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Services to be concealed in proposed ceiling void. Refer to MEP drawings for further details.

049	Function Room
Heritage Significance	Low
Description of Significance	The function room 049 should be understood as a singular space with the bar room 048 and the same comments apply in respect of evidential loss and detractor as a whole due to modern treatment. It is noted that the ceiling to the bar area is of a 1970s/ 80s origin and is considered to be part of the overall singular lounge bar being installed in 1930s. Key feature worthy of consideration is the fireplace which may be considered to be of a 1930s origin. Note: the fireplace is of a 1930s origin and is considered to contribute to the significance of the space. Note: the fireplace surround as would have been expected indicating potential later replication works). In summary, the significance of this space is derived principally from its utilisation as the main lounge bar for the hotel, its volume and fireplace feature.
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. Openings formed within existing wall to create connection between bar and reception.
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail S&6 on AHR Drawing 20300.
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 8 on AHR Drawing 20300.
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	Window panelling to reveals to be reinstated (Where required) & redecorated
Works to Doors (External)	New external door to be installed within the existing opening. Existing door to be carefully removed and re-used elsewhere.
Works to Doors (Internal)	N/A
Miscellaneous	New FF&E throughout. Refer to interior design strategy for more information. Note: Decorative plasterwork to be protected and retained. Refer to AHR Drawing L054-AHR-40-BA-ZZ-D-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Services to be concealed in proposed ceiling void. Refer to MEP drawings for further details.

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

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client name: GMI Construction Group

project: George Hotel Refurbishment

drawing: Ground Floor Heritage Scoping Plan

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plot date:

project number: 2024.00373.000 | scale: As indicated@A0

drawing number: L054-AHR-20-BA-00-D-A-20040 | rev: P3 | issue status: S2

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00 Level 00 - Ground Floor Heritage Scoping Plan

1 : 50

N

SCALE 1 : 50

0 1 2 3