(20) Heritage Scoping General Notes & Key

Heritage Significance Key

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

Drawings to be read in conjunction with the following drawing packages.

Demolition Plans

L054-AHR-20-ZZ-ZZ-D-A-20010 - Ground & Mezzanine Floor Demolition Plan
L054-AHR-20-01-ZZ-D-A-20012 - First Floor Demolition Plan
L054-AHR-20-ZZ-02-D-A-20013 - Second Floor Demolition Plan
L054-AHR-20-ZZ-03-D-A-20014 - Third Floor Demolition Plan
L054-AHR-20-ZZ-04-D-A-20015 - Fourth Floor Demolition Plan
L054-AHR-20-ZZ-B1-D-A-20016 - Basement Level Demolition Plan
L054-AHR-20-ZZ-RF-D-A-20017 - Roof Level Demolition Plan

Proposed Plans

L054-AHR-ZZ-ZZ-00-D-A-20700 - Proposed Ground Floor Plan (Planning)
L054-AHR-ZZ-M2-M2-D-A-20701 - Proposed Mezzanine Floor Plan (Planning)
L054-AHR-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-ZZ-D-A-20707 - Proposed Roof Plan (Planning)

Refurbishment Strategy Drawings

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

Interior Design Strategy

L054-AHR-ZZ-ZZ-ZZ-T-I-08801 - Interior Design Strategy

140 Bedroom

Heritage Significance	Detrimental
Description of Significance	1886 plans indicate this area was a sole bedroom (no suite or WC). In 1930s this was connected into store 139 to form a larger bedroom with dedicated doorway into store 139 and had a dedicated doorway into corridor 135. Initial loss of ceilings has occurred with the remaining cornice work being a much later profile (presumed to be 1970s fire compliance related). Timberwork appears to be of a 1930s period of work with the exception of the entrance door panelling and skirting to the external and flanking walls. Note window reveals appear to have undergone significant alterations and loss of both 1886 and 1930s plan forms. Notable elements of significance in this room is the timberwork generally of an 1930s period comprising window reveal panelling and some external wall skirting. The door reveals retain their 1886 panelling.
Demolition	Strip out Floor: No; Strip out Ceiling: Yes; Strip out Wall: No; Strip out FF&E: Yes Refer to demolition plans for more information.
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail 2 on AHR drawing 20300
Works to Ceiling	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 architave 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 existing door lining is missing 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. Door reveal panelling and architraves to be retained as should be the window reveal cloaking and architraves. Refer to AHR Drawing L054-AHR-40-BA-ZZ-O-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.

139 Store

Heritage Significance	Detrimental
Description of Significance	1886 plans indicate that this space formed part of the sitting room accessed off both the circulation corridor 135 and bedroom 140. Alterations in 1930s created a larger bedroom with dedicated doorway into corridor X54 separated this space a plan form understanding from the bedroom and was repurposed into a bathroom (ensuite) bedroom adjacent. Detrimental designation due to comprehensive material loss and loss of plan form definition of understanding.
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.
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	Existing window to be removed and opening to be made good
Works to Doors (External)	N/A
Works to Doors (Internal)	N/A
Miscellaneous	Refer to AHR Drawing L054-AHR-40-BA-ZZ-O-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.

X54 Circ.

Heritage Significance	Moderate
Description of Significance	Under 1886 plans this formed a singular larger bedroom with 135 and had a dedicated doorway into store 139 and bedroom 140 (presumed sitting room). In 1930s this was subdivided into a corridor and the reduction of the bedroom size. Ceilings appear to be 1970s renovation mouldings to cornice works. Significance derives largely from 1930s plan form and remaining 1886 skirtings and window timberwork/ reveal lovenigs.
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)	Existing architave 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 existing door lining is missing 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 flat arch reveal panelling and architraves to both sides of opening between X54 & X55. Refer to AHR Drawing L054-AHR-40-BA-ZZ-O-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.

135 Bedroom

Heritage Significance	Moderate
Description of Significance	Under 1886 plans this formed a singular larger bedroom with X54 and had a dedicated doorway into store 139 and bedroom 140 (presumed sitting room). In 1930s this was subdivided into a corridor and the reduction of the bedroom size. Ceilings appear to be 1970s renovation mouldings to cornice works. Significance derives largely from 1930s plan form and remaining 1886 skirtings and window timberwork/ reveal lovenigs.
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 architave 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 existing door lining is missing plasterboard on metal lining the existing door lining shall be extended to suit.
Miscellaneous	New FF&E throughout. Refer to interior design strategy for more information. Retain and restore window architrave and reveal panelling (remove overboarding). 1930s door reveal architraves. Refer to AHR Drawing L054-AHR-40-BA-ZZ-O-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.

136 En-Suite

Heritage Significance	Detrimental
Description of Significance	Under 1886 plans this formed a sole bathroom with Ensuite 138 off the circulation X55 (general bathroom). Under 1930s works this was separated into 2nd bathrooms horizontally, later 1960s adaptations appear to have separated these into 2nd vertically separated en-suites/ shower rooms with this room accessed off Bedroom 137. Detrimental designation due to comprehensive material loss and loss of plan form definition of understanding.
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 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)	Existing internal opening to be blocked up.
Miscellaneous	New FF&E throughout. Refer to interior design strategy for more information. Refer to AHR Drawing L054-AHR-40-BA-ZZ-O-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.

138 En-Suite

Heritage Significance	Detrimental
Description of Significance	Under 1886 plans this formed a sole bathroom with Ensuite 136 off the circulation X55 (general bathroom). Under 1930s works this was separated into 2nd bathrooms horizontally, later 1960s adaptations appear to have separated these into 2nd vertically separated en-suites/ shower rooms with this room accessed off Bedroom 137. Detrimental designation due to comprehensive material loss and loss of plan form definition of understanding.
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 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 architave 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 existing door lining is missing 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-O-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.

097 En-Suite

Heritage Significance	Low
Description of Significance	See adjacent bedroom notes. Note some 1886 skirting remains concealed but is significantly deenvpled and not in a fit condition for repair/ restoration due to historic saturation.
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 1 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-O-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.

096 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 under 1930s works. Initial loss of ceilings has occurred with the remaining cornice work being a much later profile (presumed to be 1970s fire compliance related). Timberwork appears to be of a 1930s period of work with the exception of the entrance door panelling and skirting to the external and flanking walls. Note window reveals appear to have undergone significant alterations and loss of significance mostly due to largely original plan form. fireplace lost loss (floor level slate hearth remaining). Notable elements of significance in this room is the timberwork generally of an 1930s period comprising window reveal, architrave and some wall skirting. The door reveals retain their 1886 panelling.
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 1 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 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 architave 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 existing door lining is missing 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 and architraves. Refer to AHR Drawing L054-AHR-40-BA-ZZ-O-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.

141 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 under 1930s works. Initial loss of ceilings has occurred with the remaining cornice work being a much later profile (presumed to be 1970s fire compliance related). Timberwork appears to be of a 1930s period of work with the exception of the entrance door panelling. Notable elements of significance in this room is the timberwork generally of an 1930s period comprising window reveal panelling and some external wall skirting. The door reveals retain their 1886 panelling.
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 1 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: Yes All existing plaster to be removed and existing walls to be made good. Plasterboard on metal framing system fixed back to existing masonry walls (Internal). 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 architave 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 existing door lining is missing plasterboard on metal lining the existing door lining shall be extended to suit.
Miscellaneous	Note. Door reveal panelling and architraves to be retained as should be the window reveal cloaking and architraves. Refer to AHR Drawing L054-AHR-40-BA-ZZ-O-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.

142 En-Suite

Heritage Significance	Low
Description of Significance	See adjacent bedroom notes. Note some 1886 skirting remains concealed but is significantly deenvpled and not in a fit condition for repair/ restoration due to historic saturation.
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	Refer to AHR Drawing L054-AHR-40-BA-ZZ-O-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.

137 Bedroom

Heritage Significance	High
Description of Significance	Plan form largely unchanged as a bedroom under 1886 and 1930s plans. Fireplace loss and new opening to corridor X55 occurred under 1930s works. Initial loss of ceilings has occurred with the remaining cornice work/ skirtings and general timberwork remaining (some door architrave upgraded to 1930s profiles). Window reveals have been overclouded but the original 1886 panelling remains.
Demolition	Strip out Floor: No; Strip out Ceiling: Yes; Strip out Wall: No; Strip out FF&E: Yes Refer to demolition plans for more information.
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail 2 on AHR drawing 20300
Works to Ceiling	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 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 architave 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 existing door lining is missing 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-O-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.

02 Level 02 - Second Floor Heritage Scoping Plan - Sheet 2

1 : 50

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

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

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

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

client name: GMI Construction Group

project: George Hotel Refurbishment

drawing: Second Floor Heritage Scoping Plan - Sheet 2

computer file: 110.32.1.11D06_Profiled_Folder_redacted\daniel.rtom\Documents\Revit Files\Local Files\Revit 2024\L054-AHR-ZZ-ZZ-M-A-08801_daniel.rtom.rvt

plot date

project number: 2024.00373.000

scale: As indicated@A0

drawing number: L054-AHR-20-BA-02-D-A-20044

rev: P3

issue status: S2

This drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancy.
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SCALE 1 : 50

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