(20) Heritage Scoping General Notes & Key

Heritage Significance Key

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

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

Demolition Plans

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

Proposed Plans

L054-AHR-ZZ-ZZ-00-D-A-20700 - Proposed Ground Floor Plan (Planning)
L054-AHR-ZZ-ZZ-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-ZZ-D-A-20706 - Proposed Basement Floor Plan (Planning)
L054-AHR-ZZ-ZZ-ZZ-D-A-20707 - Proposed Roof Plan (Planning)

Refurbishment Strategy Drawings

L054-AHR-20-BA-00-D-A-20001 - 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-YI-I-08501 - Interior Design Strategy

X23 — Staircase

Heritage Significance	High
Description of Significance	Assessment to be supplied by exception reporting following further investigations.
Demolition	Strip out Floor: No; Strip out Ceiling: Yes; Strip out Wall: No; Strip out FF&E: No Refer to demolition plans for more information.
Works to Floor	N/A
Works to Ceiling	N/A
Works to Walls	New Partition with Skirting: No; New Door opening in existing Wall: No Make good of all existing plaster to all walls with traditional lime plaster.
Works to Windows	Existing windows to be repaired & restored where required. New guarding required to existing windows.Design to match proposed glazed balustrade.
Works to Doors (External)	N/A
Works to Doors (Internal)	New fire rated internal door / partition to be provided at the entrance to the stair. Existing architrave to be retained and false door to be installed within existing opening.
Miscellaneous	Existing skirtings to be retained, repaired and repainted where possible to do so, replacement skirtings to be softwood profiles to match existing. For more information refer to drawing 20200
M&E Works	Refer to MEP drawings for more information.

095 — Bedroom

Heritage Significance	Low
Description of Significance	N/A
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 8 on AHR Drawing 20304
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 received lime-lite renovation plaster.
Works to Windows	Window panelling to reveals to be reinstated (Where required) & redecorated
Works to Doors (External)	N/A
Works to Doors (Internal)	Existing architrave and door lining to be carefully removed bedroom side to allow for new internal doorset to be installed within the existing structural opening. Existing architrave to be reinstated where possible, where existing can't be reinstated, new shall be installed to suit. Existing door lining to be carefully removed, new shall be installed to suit. Where door sits within a wall receiving plasterboard on metal lining the existing door lining shall be extended to suit.
Miscellaneous	New FF&E throughout. Refer to interior design strategy for more information. Refer to AHR Drawing L054-AHR-40-BA-ZZ-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.

X37 — Circ.

Heritage Significance	Moderate
Description of Significance	See x41 (Corridor)
Demolition	Strip out Floor: Partially; Strip out Ceiling: Yes; Strip out Wall: No; 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 8 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 receiving 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-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.

091 — Bedroom

Heritage Significance	High
Description of Significance	1930s utilisation originally as a sitting room with later adaptation to bedroom in 1930s with little change to plan form or internal detailing. It is noted that the original inclusion of the service lift in this area has now been removed (underterminable date) and an opening formed to adjacent former 1950s sitting room 092 (Bedroom 092 proposed). Phase 2 AHR works have reinstated a new sash window. The lift reproduction and opening works have demonstrated a total loss situation of the 1950s or 1930s settings in this area. Whilst essential significance is largely derived from the un-amended plan form, other notable elements of significance in this room is the fireplace (generally of an 1930s period comprising window reveal panelling and external wall kerbing and entrance door reveal panelling/ architraves). It is also noted that the panelling indicates light wall construction to the former hoist door (timber shadowy doorway still to corridor 837 to be retainded where practicable).
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 8 on AHR Drawing 20304
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 7 on AHR Drawing 20304
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 received 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 opening to be blocked up.
Miscellaneous	Phase 2 works have reinstated a new reproduction sash window to this location access to balcony and future access required for balcony inspection periodic. 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.

092 — En-Suite

Heritage Significance	Detrimental
Description of Significance	See 091 dialog, former 1930s sitting room and later 1930s bedroom. Significant reordering works following present's general harm position. Note all timberwork original loss in entirety. Phase 2 works have reinstated a new reproduction sash window to this location access to balcony) and future access required for bascord inspection periodic.
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 8 on AHR Drawing 20304
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: 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 received 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 opening to be blocked up.
Miscellaneous	Phase 2 works have reinstated a new reproduction sash window to this location access to balcony and future access required for balcony inspection periodic. 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.

093 — En-suite

Heritage Significance	Detrimental
Description of Significance	As 092
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 8 on AHR Drawing 20304
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: 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 received lime-lite renovation plaster.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	New internal doors to be installed within new opening. New frames & architraves to match the existing.
Miscellaneous	New Accessible WC fixtures & fittings to be provided. Refer to AHR Drawing L054-AHR-40-BA-ZZ-O-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.

051 — Function Room

Heritage Significance	Considerable
Description of Significance	The Historic Interest as defined initially within the HE listing makes the following observations to inform more detailed significance assessment:" for its role as the site of the foundation of the sport of Rugby League in 1895, and retaining the Commercial Room (the most likely location for the meeting of the northern clubs) which is a nationally rare survival of a 19th century pub room. The room's rarity, coupled with its historical and communal value is commuted somewhat due to the actual rooms utilised for this signing function being unclear (eg signing and meetings in the commercial room or former "Starter suite". The room retains a substantial amount of original fabric and is a good example of a late Victorian pub room. The following key items are consideration factors: Original plan unchanged, form and massing unchanged, highly decorative ceiling plasterwork in generally good apparent condition, central ceiling plaster roses, timber panelling, fireplaces, and decorative plasterwork to chimney breast, timber panelling to door and window reveal panelling, generally understood to be the "birthplace" of Rugby League (Northern Rugby Football Union).
Demolition	Strip out Floor: No; Strip out Ceiling: No; Strip out Wall: No; Strip out FF&E: Yes Refer to Demolition Plans. Existing lighting to central roses, 2nr wall sconced uplighters and some perimeter modern dado and small power sockets to be removed. Wall mounted AV equipment to be removed. Floor to be protected. Existing floor to be Ply overboarding to be removed with some localised floor board lifting and modification to facilitate floor boxes and concealed floor pertainment to serve small power, data, AV/ Presentation systems,and electrical heating systems.
Works to Floor	Enhancement to existing floor structure to provide fire & acoustic compliance. Refer to Detail 8 on AHR Drawing 20304
Works to Ceiling	Enhancement to existing floor structure above to provide fire & acoustic compliance. Refer to Detail 1 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	Function room to be natrually ventilated using operable windows. Window restrictors, where 100mm, to be installed on operable windows. Window panelling to reveals to be reinstated (Where required) & redecorated
Works to Doors (External)	N/A
Works to Doors (Internal)	Existing door surrounds to be retained, refurbished and redecorated. Note: "Existing" doors have been recorded and removed. New single hardwood doors 30min fire rated with acoustic seals to be installed to existing frames utilising same/ similare hinge locations. Door ironmongery to be reused where possible. Where required, re-sizing of doors to match heiracty as demonstrated on the door reveal panelling (3nr inset).
Miscellaneous	New FF&E throughout. Refer to interior design strategy for more information. Historic signing panels to be replaced (Final location TBC). Refer to AHR Drawing L054-AHR-40-BA-ZZ-O-A-40701 for approach to skirting reinstatement / replacement.
M&E Works	Room to be naturally ventilated using operable windows. New light fittings to be installed within the existing lighting locations. New flat panel 'designer' radiators to replace existing radiators (Pipework to be discreet). Floor boxes to be installed to serve the proposed small power, AV presentation equipment (likely to be unfixed/ mobile pod with floor box connections)

X39 — Circ.

Heritage Significance	High
Description of Significance	The main circulation corridors have changed little in form and mass from the 1930s period but it is noted that whilst significant evidential elements of significance remain, this space has received a number of detractors most notably from the 1970s fire compliance works to the staircase door installs, separation wall between X39 & X38 and the ceiling/ lighting/ mechanical/ electrical/ fire/ security/ CCTV/ AV installs. Other notable areas of significant ceiling compliance works whilst of a "style" commensurate with the 1930s are formed largely with later gypsum products. Significance of the space is derived largely from the plan form, massing and circulation pattern. Notable elements of significance remaining are the original form of the corridor, skirtings generally, architraves and panelling to door openings generally with specific attention brough to the (in ornate clad and pedimented timber entrance features to the former "signing room (051 setting room).
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 4 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 receiving traditional lime plaster.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	Existing architrave and door lining to be carefully removed bedroom side to allow for new internal doorset to be installed within the existing structural opening. Existing architrave to be reinstated where possible, where existing can't be reinstated, new shall be installed to suit. Existing door lining to be carefully removed, new shall be installed to suit. Where door sits within a wall receiving plasterboard on metal lining the existing door lining shall be extended to suit.
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.

X38 — Circ.

Heritage Significance	Moderate
Description of Significance	See x41 (Corridor)
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 4 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 receiving traditional lime plaster.
Works to Windows	N/A
Works to Doors (External)	N/A
Works to Doors (Internal)	Existing architrave and door lining to be carefully removed bedroom side to allow for new internal doorset to be installed within the existing structural opening. Existing architrave to be reinstated where possible, where existing can't be reinstated, new shall be installed to suit. Existing door lining to be carefully removed, new shall be installed to suit. Where door sits within a wall receiving plasterboard on metal lining the existing door lining shall be extended to suit.
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.

094 — Bedroom

Heritage Significance	Low
Description of Significance	Dialog as 091
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 8 on AHR Drawing 20304
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 received lime-lite renovation plaster.
Works to Windows	Window panelling to reveals to be reinstated (Where required) & redecorated
Works to Doors (External)	N/A
Works to Doors (Internal)	Existing architrave and door lining to be carefully removed bedroom side to allow for new internal doorset to be installed within the existing structural opening. Existing architrave to be reinstated where possible, where existing can't be reinstated, new shall be installed to suit. Existing door lining to be carefully removed, new shall be installed to suit. Where door sits within a wall receiving plasterboard on metal lining the existing door lining shall be extended to suit.
Miscellaneous	New FF&E throughout. Refer to interior design strategy for more information. Note: evidential significance is largely derived from the unamended plan form, other notable elements of significance in this room is the fireplace (generally of an 1930s period comprising window reveal panelling and external wall kerbing and entrance door reveal panelling/ 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.

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

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GMI

Kirklees COUNCIL

client name: GMI Construction Group

project: George Hotel Refurbishment

drawing: First Floor Heritage Scoping Plan - Sheet 2

computer file: 10.32.11\0206_Profiled_Folder_redirectorclerel.rtsm\Documents\Revit Files\Local Files\Revit 2024\L054-AHR-ZZ-ZZ-M-A-00001_detail.rtsm.rvt

plot date:

project number: 2024.00373.000

scale: As indicated@A0

drawing number: L054-AHR-20-BA-01-D-A-20042

rev: P3

issue status: S2

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SCALE 1 : 50

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01 Level 01 - First Floor Heritage Scoping Plan - Sheet 2

1 : 50