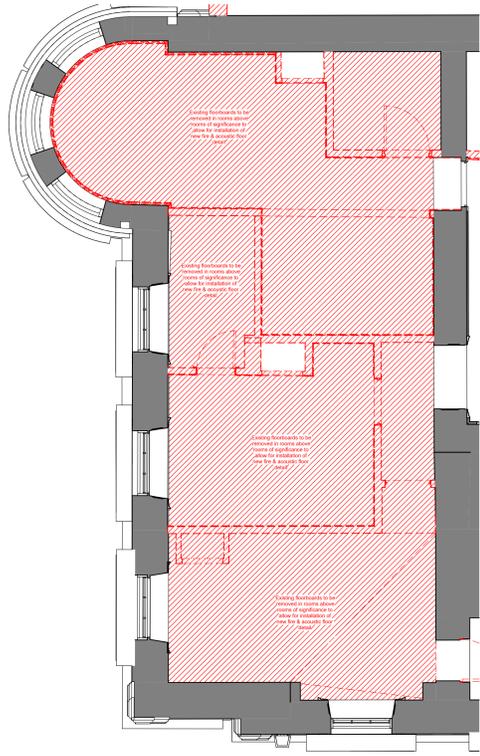
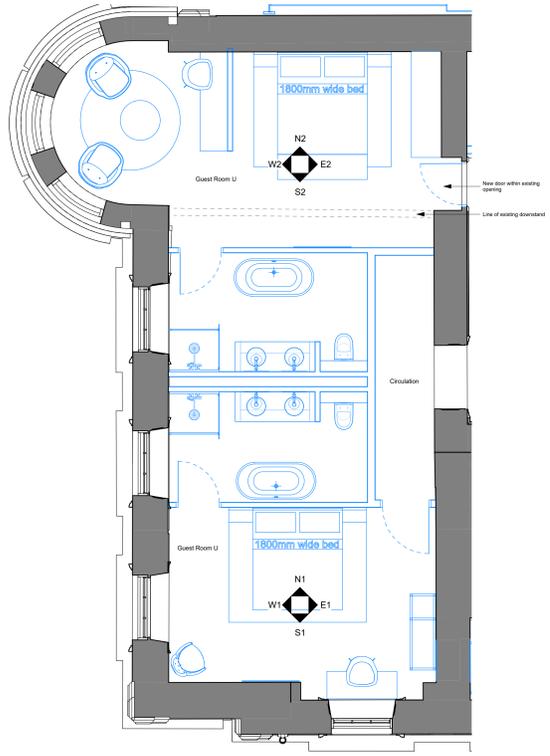


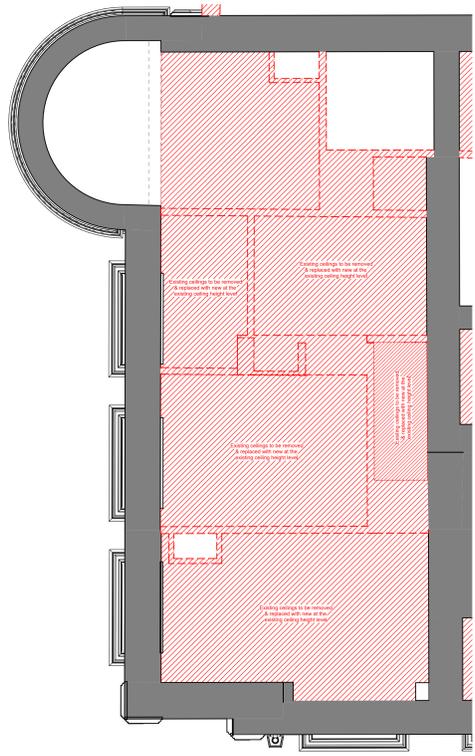
KEY	
DEMOLISHED ELEMENTS	
PROPOSED ELEMENTS	



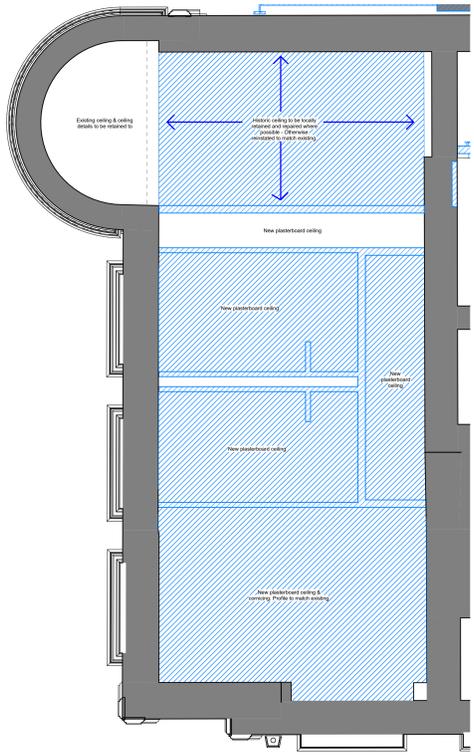
2 Former Dining Room - Demolition Floor Plan
1 : 50



1 Former Dining Room - Proposed Floor Plan
1 : 50



3 Dining Room - Demolition Reflected Ceiling Plan
1 : 50



4 Dining Room - Proposed Reflected Ceiling Plan
1 : 50

FORMER DINING ROOM	
Heritage Significance	Deduction
<p>Under the 1800s works, this space comprised a singular space (054, X28, 056, 057, 059 & 060) formerly utilised as a main dining room. Significant loss of architectural detail to the larger majority of the ceiling within the area. This space appears to have been reconfigured largely in the 1930s works with some adaptations in plan form occurring at a later date.</p> <p>Notable elements of significance in this room is the timberwork generally of an 1800s period comprising window reveal panelling, 1800s skirting and an element of 1930s skirting to the separating wall (to bedroom 056) to the former 1930s dining room. The bay window area in particular and associated area directly connecting an area which demonstrated the needed area of historical value in construction to the replacement of the section along with the adjacent en-suite 060 should be considered as the better example of evidential value around 1930s utilisation.</p>	<p>Strip out Floor Yes</p> <p>Strip out Ceiling Yes</p> <p>Strip out Wall Yes</p> <p>Strip out F&E Yes</p>
<p>All existing footboards to be removed. Works to be carried out to floor to allow for the fire & acoustic compliance with the rooms below. For more details refer to AHR drawing L054-AHR-20-01-D-A-20010 - LBC Details - Block A Floor & Ceiling.</p> <p>All existing ceilings of modern construction to be removed.</p> <p>All existing historic ceilings to be retained, recorded, netted and concealed unless noted otherwise on the plan.</p> <p>Existing partitions to be removed. Please refer to proposed plans for more information on the proposed layout.</p>	<p>Refer to demolition plans for extent of building fabric to be demolished.</p> <p>All existing footboards to be removed. Works to be carried out to floor to allow for the fire & acoustic compliance with the rooms below. For more details refer to AHR drawing L054-AHR-20-01-D-A-20010 - LBC Details - Block A Floor & Ceiling.</p> <p>All existing ceilings of modern construction to be removed.</p> <p>All existing historic ceilings to be retained, recorded, netted and concealed unless noted otherwise on the plan.</p> <p>Existing partitions to be removed. Please refer to proposed plans for more information on the proposed layout.</p>
<p>Existing footboards to be removed. Works to be carried out to floor to allow for fire & acoustic compliance with the rooms below. For more details refer to AHR drawing LBC Details - Block A Floor & Ceiling.</p> <p>New floor finishes to be provided throughout. LVT flooring to be provided to the bedroom, LVT or Tile flooring to be provided to the en-suite. Refer to L054-AHR-22-ZZ-D-2011-08901 for further details.</p>	<p>Refer to demolition plans for extent of building fabric to be demolished.</p> <p>All existing footboards to be removed. Works to be carried out to floor to allow for the fire & acoustic compliance with the rooms below. For more details refer to AHR drawing L054-AHR-20-01-D-A-20010 - LBC Details - Block A Floor & Ceiling.</p> <p>All existing ceilings of modern construction to be removed.</p> <p>All existing historic ceilings to be retained, recorded, netted and concealed unless noted otherwise on the plan.</p> <p>Existing partitions to be removed. Please refer to proposed plans for more information on the proposed layout.</p>
<p>All existing historic ceilings to be retained, recorded, netted and concealed unless noted otherwise on the plan.</p> <p>Localised refurbishment and reinstatement of historic ceiling as noted on the adjacent ceiling plan.</p> <p>New ceilings to be provided at the existing ceiling level throughout (unless noted otherwise on the plan).</p> <p>New cornice to be provided to match existing.</p> <p>New cornice profiles to be provided to match existing.</p> <p>New cornice profiles to be provided to match existing. These will be located at a lower level to bedrooms ceiling to accommodate MEP equipment.</p>	<p>Refer to demolition plans for extent of building fabric to be demolished.</p> <p>All existing footboards to be removed. Works to be carried out to floor to allow for the fire & acoustic compliance with the rooms below. For more details refer to AHR drawing L054-AHR-20-01-D-A-20010 - LBC Details - Block A Floor & Ceiling.</p> <p>All existing ceilings of modern construction to be removed.</p> <p>All existing historic ceilings to be retained, recorded, netted and concealed unless noted otherwise on the plan.</p> <p>Existing partitions to be removed. Please refer to proposed plans for more information on the proposed layout.</p>
<p>All walls to be made good and receive paint finish. Colour to be confirmed. Refer to L054-AHR-22-ZZ-D-2011-08901 for further exterior design details.</p>	<p>Refer to demolition plans for extent of building fabric to be demolished.</p> <p>All existing footboards to be removed. Works to be carried out to floor to allow for the fire & acoustic compliance with the rooms below. For more details refer to AHR drawing L054-AHR-20-01-D-A-20010 - LBC Details - Block A Floor & Ceiling.</p> <p>All existing ceilings of modern construction to be removed.</p> <p>All existing historic ceilings to be retained, recorded, netted and concealed unless noted otherwise on the plan.</p> <p>Existing partitions to be removed. Please refer to proposed plans for more information on the proposed layout.</p>
<p>Existing window surrounds & shutters to be repaired (where required) & redecorated.</p>	<p>Refer to demolition plans for extent of building fabric to be demolished.</p> <p>All existing footboards to be removed. Works to be carried out to floor to allow for the fire & acoustic compliance with the rooms below. For more details refer to AHR drawing L054-AHR-20-01-D-A-20010 - LBC Details - Block A Floor & Ceiling.</p> <p>All existing ceilings of modern construction to be removed.</p> <p>All existing historic ceilings to be retained, recorded, netted and concealed unless noted otherwise on the plan.</p> <p>Existing partitions to be removed. Please refer to proposed plans for more information on the proposed layout.</p>
<p>NA</p>	<p>Refer to demolition plans for extent of building fabric to be demolished.</p> <p>All existing footboards to be removed. Works to be carried out to floor to allow for the fire & acoustic compliance with the rooms below. For more details refer to AHR drawing L054-AHR-20-01-D-A-20010 - LBC Details - Block A Floor & Ceiling.</p> <p>All existing ceilings of modern construction to be removed.</p> <p>All existing historic ceilings to be retained, recorded, netted and concealed unless noted otherwise on the plan.</p> <p>Existing partitions to be removed. Please refer to proposed plans for more information on the proposed layout.</p>
<p>New door to be installed within existing opening to the north of the plan. New internal doors to be provided to new partitions forming the en-suite, refer to the proposed plan for more details.</p> <p>Bedroom doors to be parallel doors to match existing design.</p>	<p>Refer to demolition plans for extent of building fabric to be demolished.</p> <p>All existing footboards to be removed. Works to be carried out to floor to allow for the fire & acoustic compliance with the rooms below. For more details refer to AHR drawing L054-AHR-20-01-D-A-20010 - LBC Details - Block A Floor & Ceiling.</p> <p>All existing ceilings of modern construction to be removed.</p> <p>All existing historic ceilings to be retained, recorded, netted and concealed unless noted otherwise on the plan.</p> <p>Existing partitions to be removed. Please refer to proposed plans for more information on the proposed layout.</p>
<p>New F&E to be provided throughout in line with the hotel standards - Refer to L054-AHR-22-ZZ-D-2011-08901 for further details.</p>	<p>Refer to demolition plans for extent of building fabric to be demolished.</p> <p>All existing footboards to be removed. Works to be carried out to floor to allow for the fire & acoustic compliance with the rooms below. For more details refer to AHR drawing L054-AHR-20-01-D-A-20010 - LBC Details - Block A Floor & Ceiling.</p> <p>All existing ceilings of modern construction to be removed.</p> <p>All existing historic ceilings to be retained, recorded, netted and concealed unless noted otherwise on the plan.</p> <p>Existing partitions to be removed. Please refer to proposed plans for more information on the proposed layout.</p>
<p>New MVR units to be provided to the bedrooms. Outback to rise through the building via the existing chimney. Final location of MVR units TBC.</p>	<p>Refer to demolition plans for extent of building fabric to be demolished.</p> <p>All existing footboards to be removed. Works to be carried out to floor to allow for the fire & acoustic compliance with the rooms below. For more details refer to AHR drawing L054-AHR-20-01-D-A-20010 - LBC Details - Block A Floor & Ceiling.</p> <p>All existing ceilings of modern construction to be removed.</p> <p>All existing historic ceilings to be retained, recorded, netted and concealed unless noted otherwise on the plan.</p> <p>Existing partitions to be removed. Please refer to proposed plans for more information on the proposed layout.</p>

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

Demolition Plans

L054-AHR-20-ZZ-D-20-2010 - Ground & Mezzanine Floor Demolition Plan
L054-AHR-20-01-D-20-20012 - First Floor Demolition Plan
L054-AHR-20-ZZ-D-20-20013 - Second Floor Demolition Plan
L054-AHR-20-ZZ-D-20-20014 - Third Floor Demolition Plan
L054-AHR-20-ZZ-D-20-20015 - Fourth Floor Demolition Plan
L054-AHR-20-ZZ-D-20-20016 - Basement Level Demolition Plan
L054-AHR-20-ZZ-RF-D-20-20017 - Roof Level Demolition Plan

Proposed Plans

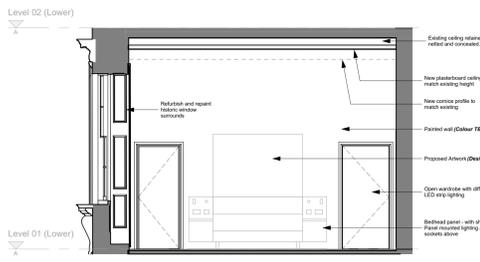
L054-AHR-22-ZZ-D-20-20018 - Proposed Ground Floor Plan (Planning)
L054-AHR-22-ZZ-D-20-20019 - Proposed Mezzanine Floor Plan (Planning)
L054-AHR-22-ZZ-D-20-20020 - Proposed First Floor Plan (Planning)
L054-AHR-22-ZZ-D-20-20021 - Proposed Second Floor Plan (Planning)
L054-AHR-22-ZZ-D-20-20022 - Proposed Third Floor Plan (Planning)
L054-AHR-22-ZZ-D-20-20023 - Proposed Fourth Floor Plan (Planning)
L054-AHR-22-ZZ-D-20-20024 - Proposed Basement Floor Plan (Planning)
L054-AHR-22-ZZ-D-20-20025 - Proposed Roof Plan (Planning)

Heritage Scoping Plans

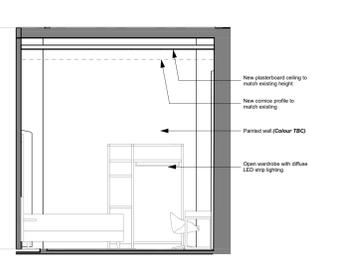
L054-AHR-20-BA-D-20-20040 - Ground Floor Heritage Scoping Plan
L054-AHR-20-BA-D-20-20041 - First Floor Heritage Scoping Plan
L054-AHR-20-BA-D-20-20042 - Second Floor Heritage Scoping Plan
L054-AHR-20-BA-D-20-20043 - Third Floor Heritage Scoping Plan
L054-AHR-20-BA-D-20-20044 - Fourth Floor Heritage Scoping Plan
L054-AHR-20-BA-D-20-20045 - Basement Level Heritage Scoping Plan
L054-AHR-20-BA-D-20-20046 - Basement Level Heritage Scoping Plan

Interior Design Strategy

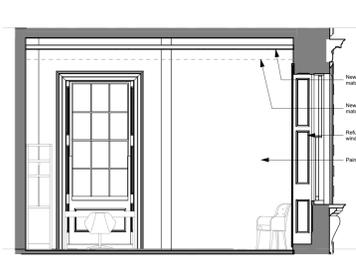
L054-AHR-22-ZZ-T-08901 - Interior Design Strategy



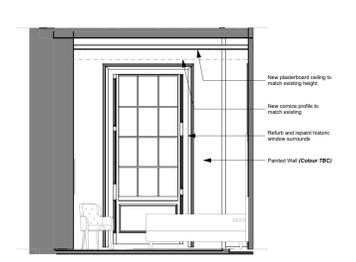
N1 Proposed North Elevation
1 : 50



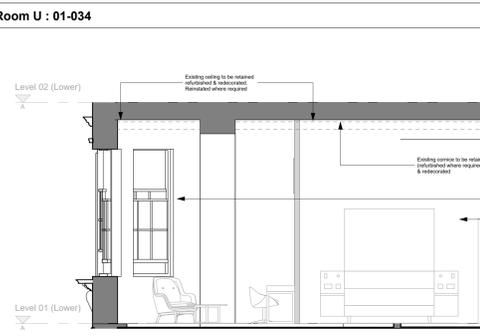
E1 Proposed East Elevation
1 : 50



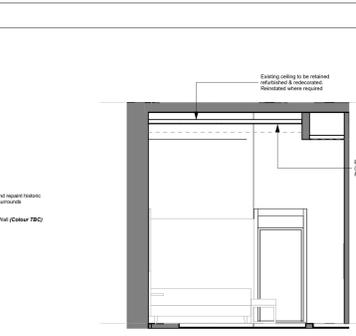
S1 Proposed South Elevation
1 : 50



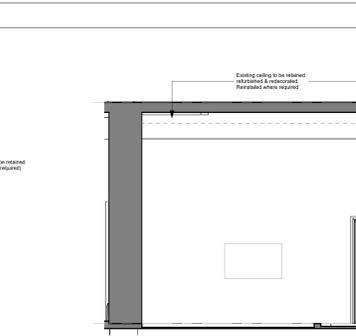
W1 Proposed West Elevation
1 : 50



N2 Proposed North Elevation
1 : 50



E2 Proposed East Elevation
1 : 50



S2 Proposed South Elevation
1 : 50



W2 Proposed West Elevation
1 : 50

P2	Issued for Planning	22.04.2025	DR	MS
P1	Issued for Client Approval	16.04.2025	DR	MS
Rev	Description	Date	Dr	App
original				
DR		02/01/2025	MS	

client name
GMI Construction Group

project
George Hotel Refurbishment

drawing
Former Dining Room - Refurbishment Strategy

computer file
2024_00373_000_P2_S2.dwg

plot date
16/04/2025

plot number
2024.00373.000

drawing number
L054-AHR-20-BA-01-D-A-20204

rev
P2

issue status
S2

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As indicated@A0

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Guest Room U : 01-034

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