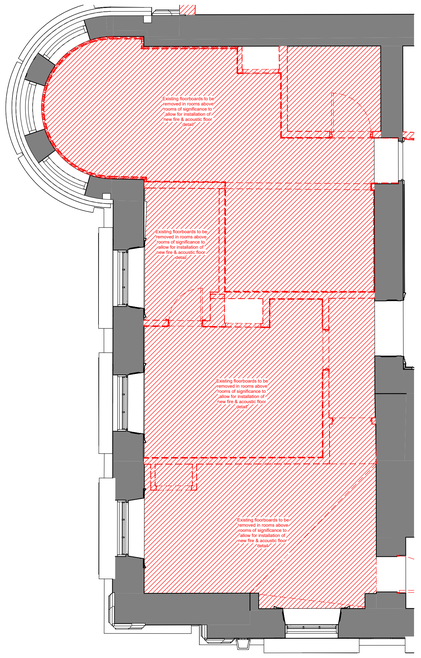
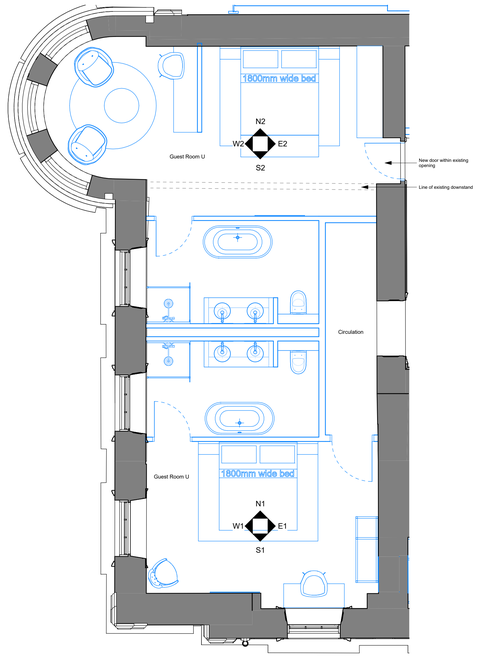
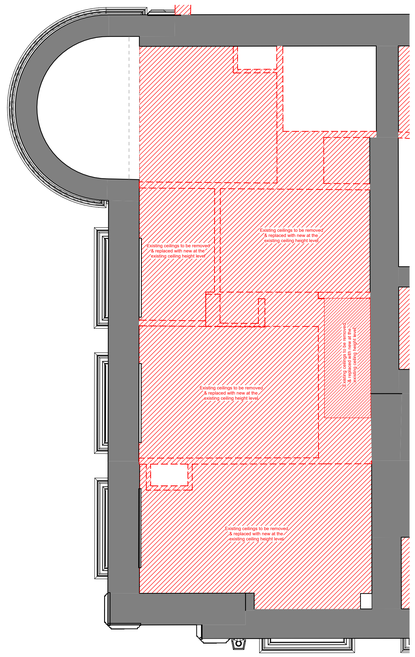


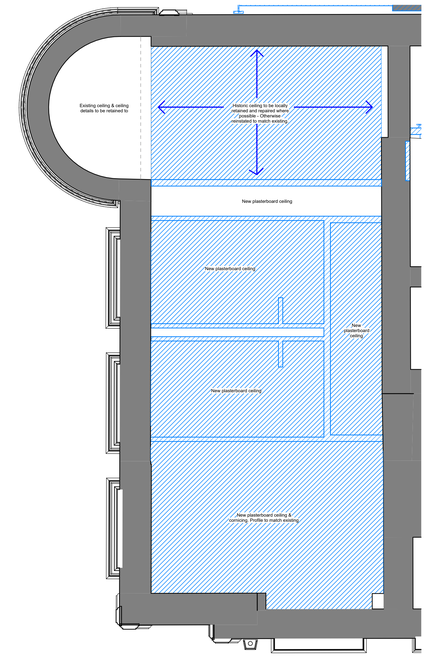
2 Former Dining Room - Demolition Floor Plan
1 : 50



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

KEY	
DEMOLISHED ELEMENTS	
PROPOSED ELEMENTS	

FORMER DINING ROOM				
Heritage Significance	Detrimental			
Description of Significance	Under the 1800s works, this space comprised a singular space (054, X26, 056, 057, 059 & 060) formerly utilised as a main dining room. Significant loss/ destabilisation exists to the larger majority of the ceilings within this area. This space appears to have been reconfigured largely in the 1930s works with some adaptations in plan form ocurring at a later undetermined date. Notable elements of significance in this room is the timberwork generally of an 1800s period comprising window reveal panelling, 1800s skirtings and an element of 1930s skirting to the separating wall (to bedroom 030) to the former 1930s drawing room. The bay window area in particular and associated area dining / connecting are areas which demonstrated the lowest area of material loss and consideration to reinstatement of this section along with the adjacent en-suite 050 should be considered as the better example of evidential value around 1930s utilisation.			
Demolition	**Strip out Floor** Yes	**Strip out Ceiling** Yes	**Strip out Wall** Yes	**Strip out FF&E** Yes
	Refer to demolition plans for extent of building fabric to be demolished. All existing floorboards 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 'L054-AHR-20-01-ZZ-D-A-20300 - LBC Details - Block A Floor & Ceiling'. All existing ceilings of modern construction to be removed. All existing historic ceilings to be retained, recorded, netted and concealed unless noted otherwise on the plan. Existing partitions to be removed. Please refer to proposed plans for more information on the proposed layout			
Works to Floor	Existing floorboards 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'. 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-ZZ-ZZ-ZZ-T-I-08901 for further details.			
Works to Ceiling	All existing historic ceilings to be retained, recorded, netted and concealed unless noted otherwise on the plan. Localised refurbishment and reinstatement of historic ceiling as noted on the adjacent ceiling plan. New ceilings to be provided at the existing ceiling level throughout (unless noted otherwise on the plan) New cornices to be provided to bedrooms, profile to match the existing. New moisture resistant ceilings to be provided to en-suites. These will be located at a lower level to bedrooms ceilings to accommodate MEP equipment.			
Works to Walls	**New Partition with Skirting** Yes	**New Door opening in existing Wall** Yes		
	All walls to be made good and recieve paint finish. Colours to be confirmed. Refer to L054-AHR-ZZ-ZZ-ZZ-T-I-08901 for further interior design details.			
Works to Windows	Existing window surrounds & shutters to be repaired (where required) & redecorated			
Works to Doors (External)	N/A			
Works to Doors (Internal)	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 ensuites, refer to the proposed plan for more details. Bedroom doors to be panelled doors to match existing design			
Miscellaneous	New FF&E to be provided throughout in line with the hotel standards - Refer to L054-AHR-ZZ-ZZ-ZZ-T-I-08901 for further details.			
M&E Works	New MVHR units to be provided to the bedrooms. Ductwork to rise through the building via the existing chimneys. Final location of MVHR units TBC			

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-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-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

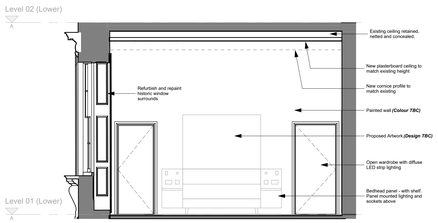
L054-AHR-ZZ-ZZ-00-D-A-20700 - Proposed Ground Floor Plan (Planning)
L054-AHR-ZZ-ZZ-M2-D-A-20701 - Proposed Mezzanine Floor Plan (Planning)
L054-AHR-ZZ-ZZ-01-D-A-20702 - Proposed First Floor Plan (Planning)
L054-AHR-ZZ-ZZ-02-D-A-20703 - Proposed Second Floor Plan (Planning)
L054-AHR-ZZ-ZZ-03-D-A-20704 - 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-ZZ-D-A-20707 - Proposed Roof Plan (Planning)

Heritage Scoping Plans

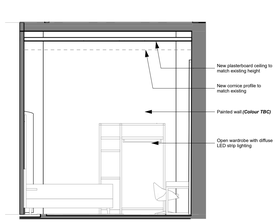
L054-AHR-20-BA-00-D-A-20040 - Ground Floor Heritage Scoping Plan
L054-AHR-20-BA-01-D-A-20042 - First Floor Heritage Scoping Plan
L054-AHR-20-BA-02-D-A-20043 - Second Floor Heritage Scoping Plan
L054-AHR-20-BA-03-D-A-20044 - Third Floor Heritage Scoping Plan
L054-AHR-20-BA-04-D-A-20045 - Fourth Floor Heritage Scoping Plan
L054-AHR-20-BA-B1-D-A-20046 - Basement Level Heritage Scoping Plan

Interior Design Strategy

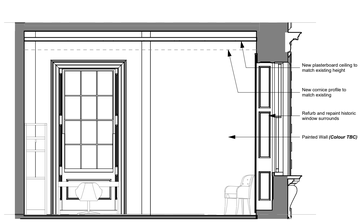
L054-AHR-ZZ-ZZ-ZZ-T-I-08901 - Interior Design Strategy



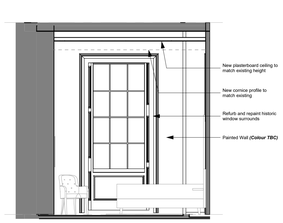
N1 Proposed North Elevation
1 : 50



E1 Proposed East Elevation
1 : 50

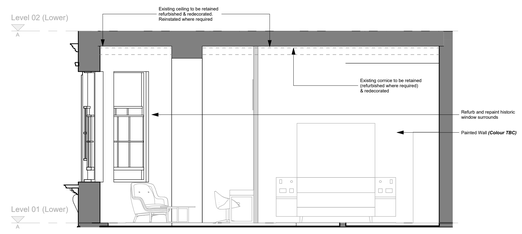


S1 Proposed South Elevation
1 : 50

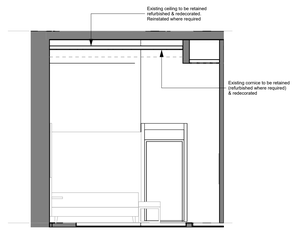


W1 Proposed West Elevation
1 : 50

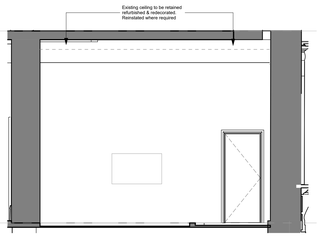
Guest Room U : 01-034



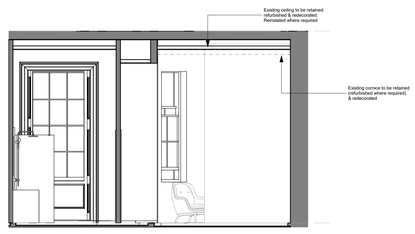
N2 Proposed North Elevation
1 : 50



E2 Proposed East Elevation
1 : 50



S2 Proposed South Elevation
1 : 50



W2 Proposed West Elevation
1 : 50

Guest Room U : 01-035

P2	Issued for Planning	22.04.2025	DR / MS
P1	Issued for Client Approval	16.04.2025	DR / MS
Rev	Description	Date	Dr by / App by

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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: Former Dining Room - Refurbishment Strategy

computer file: 110.32.1110\06_Profiled_Folder_redirection\daniel.ritson\Documents\Revit Files\Local Files\Revit Central\L054-AHR-ZZ-XX-M-A-00001_daniel-ritson.rvt | plot date:

project number: 2024.00373.000 | scale: As indicated@A0

drawing number: L054-AHR-20-BA-01-D-A-20204 | rev: P2 | 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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